



*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**

P.O. Box 201, Cleverdale, NY 12820

P: (518) 656-9068 F: (518) 656-9087

[www.davies-davies.com](http://www.davies-davies.com)



Listing courtesy of: Berkshire Hathaway HomeServices Blake,  
REALTORS

**MLS# - 202413158 - Price: \$169,900**

57 Broad Street, Albany, NY



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**Description:** Back on the market because of buyer financing. Two family rehabbed with three bedrooms in each unit. All new cosmetics: painting, flooring, electrical, cabinets, bathroom fixtures, updated kitchens with new appliances. New roof! Rents could be Approx \$1,661 per flat. Keeping vacant for the new owner and could be packaged with 66-68 Broad St. Super low taxes includes \$180 Trash fee.



**Acres:** 0.03

**Property Type:** Multi-Family

**School District:** Albany

**Sewer:** Public Sewer

**Basement:** Unfinished

**County:** Albany

**Below Ground Square Feet:** 1000

**Bedrooms:** 6

**Estimated Taxes:** \$1,838

**Heat:** Baseboard, Hot Water

**Exterior:** Other, Wood Siding

**Town:** Albany

**Bathrooms:** 2 Full

**Water:** Public

**Property Style:** Townhouse

**Exterior Features:** None



**Daniel Davies**  
NYS Licensed Real Estate  
Broker GRI, ABR,  
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FY 2024 FAIR MARKET RENT DOCUMENTATION SYSTEM					
The FY 2024 Albany-Schenectady-Troy, NY MSA FMRs for All Bedroom Sizes					
Year	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
FY 2024	\$1,251	\$1,331	\$1,374	\$1,603	\$1,830
FY 2023	\$968	\$1,079	\$1,113	\$1,306	\$1,764

Albany County, NY is part of the Albany-Schenectady-Troy, NY MSA, which consists of the following counties: Albany, Dutchess, Fulton, Rensselaer, Schoharie, Saratoga, and Warren. The FMRs are for the entire of the Albany-Schenectady-Troy, NY MSA.

**Fair Market Rent Calculation Methodology**  
Interstate Methodology Narrative

Fair Market Rents for independent areas and non-independent FMR areas are developed as follows:

1. **Calculate the Base Rent:** HUD uses 2017-2021 5-year American Community Survey (ACS) data to calculate the median gross rent for each bedroom size. The median gross rent is calculated for each bedroom size as the median for FY 2024, rounded to the nearest \$100. The median gross rent is then adjusted for inflation using the Consumer Price Index (CPI) for the year 2024. The resulting figure is the base rent for each bedroom size. The base rent is then adjusted for the number of bedrooms to arrive at the final FMR. The final FMR is rounded to the nearest \$100.

If an area does not have a median gross rent for a bedroom size, HUD allows the area to use the median gross rent for the closest bedroom size to the area. If the area does not have a median gross rent for any bedroom size, HUD allows the area to use the median gross rent for the closest bedroom size to the area.

