



*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)



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Listing courtesy of: Unreal Estate Brokerage LLC

**MLS# - 202415805 - Price: \$375,000**

423 Hamilton Street, Albany, NY

**Description:** This is a turn-key student rental property with strong positive cash flow. Using my sample pro-forma your positive cash flow will over \$14,000/yr assuming an 80% mortgage at 8%. Cap rate of 13.0%. Text or email seller for the pro-forma. The 2-family house on a quiet dead-end street is in excellent condition and needs no repairs or improvements. 4 BRs on the 1st floor (\$2,420/mo) leased through May '25 and 4BRs on the 2nd floor (\$1,770) leased through May of '24. The property was fully renovated in 2011. Includes all appliances (Fridges, ranges, DWs, Micros) with Washer/Dryer in the basement. Roof, boilers (2011), water heaters, electric, plumbing, & appliances are all in great shape and nothing is needed. All renovations and maintenance has been done to a very high level.



**Acres:** 0.08

**Bedrooms:** 8

**Estimated Taxes:** \$4,097

**Heat:** Natural Gas

**Basement:** Full

**Cooling:** None

**Town:** Albany

**Bathrooms:** 2 Full

**Water:** Public

**Garage:** 1

**Exterior:** Vinyl Siding

**Parking Spaces:** 4

**Property Type:** Multi-Family

**School District:** Albany

**Sewer:** Public Sewer

**Property Style:** Other

**County:** Albany

**Interior Features:** Other



**Daniel Davies**  
NYS Licensed Real Estate  
Broker GRI, ABR,  
RSPS, SRS, C2EX  
(518) 656-9068  
[dan@daviesrealty.net](mailto:dan@daviesrealty.net)

