SELLER FINANCING AVAILABLE

NATIONAL MULTIFAMILY

52 LINCOLN PLACE LIBERTY, NY

6 UNITS

DEAL CONTACT

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INVESTMENT OVERVIEW

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National Multifamily is pleased to present 52 Lincoln Place, a two-building multifamily investment opportunity located in Liberty, NY. The property sits in Sullivan County within the Catskills, benefiting from the area's ongoing tourism-driven revitalization, including proximity to Resorts World Catskills Casino, Kartrite Resort & Waterpark, and the YO1 Health Resort, which continue to support strong seasonal and year-round rental demand in the local market. The property is also within walking distance of downtown Liberty.

The property is comprised of two separate buildings situated on a 0.28-acre lot, with combined improvements totaling approximately 5,772 SF and an original construction date of 1940. The back building contains three one-bedroom units (one unit on Level 1, two units on Level 2). The front building, also a three-unit configuration, sustained fire damage in 2024 and is currently non-income-producing. Per the Liberty Building Department, restoring the units to occupancy will require a letter from a licensed engineer confirming structural integrity.

The property offers a strong value-add opportunity. The back building delivers immediate, stabilized cash flow, with in-place rents well below the $1,800–$2,000 per month achieved by renovated units in the area. The front building represents the primary upside: with engineering sign-off, an investor can restore the fire-damaged structure and capture renovated-level rents on turnover. Together, the two buildings pair in-place income with ground-up value creation in a submarket benefiting from significant nearby tourism and hospitality investment.

INVESTMENT HIGHLIGHTS & BASE METRICS

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CATSKILLS TOURISM CORRIDOR LOCATION

Located in the Village of Liberty in Sullivan County, the property sits within a submarket experiencing significant reinvestment driven by Resorts World Catskills Casino, Kartrite Resort & Waterpark, and the YO1 Health Resort. This tourism and hospitality-driven growth have supported strengthening rental demand from both a seasonal workforce and a growing year-round population, while the property's walkable location near downtown Liberty adds further tenant appeal.

FREE MARKET RENTS WITH NO RENT REGULATION

Located in Sullivan County, the property is not subject to New York City rent stabilization or the Emergency Tenant Protection Act (ETPA) framework that constrains much of the downstate multifamily market. Ownership retains full flexibility to mark rents to market upon turnover and capture the full benefit of renovations, without the regulatory limitations that cap upside on comparable assets closer to New York City.

TWO-BUILDING STRUCTURE OFFERS IMMEDIATE LEASE-UP AND GROUND-UP UPSIDE

The back building is currently generating $1,250 per month from one occupied unit, with the remaining two one-bedroom units vacant and available for immediate lease-up at market rents. This is a near-term, low-capex opportunity to significantly grow in-place income without waiting on turnover. The front building, currently non-income-producing due to fire damage, offers a second, discrete value-add opportunity: with engineering sign-off, an investor can restore the structure and bring three additional units online at renovated market rents.

CALL FOR OFFERS
PRICE

6
UNITS

3
ACTIVE UNITS

5,772
RENTABLE SF

1940
YEAR BUILT

0.28
ACRE LOT

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LIBERTY

Located in the Catskills region of Sullivan County, Liberty is a village experiencing renewed investment on the back of the area's growing tourism and hospitality sector. The village sits within minutes of Resorts World Catskills Casino, the Kartrite Resort & Waterpark, and the YO1 Health Resort, placing it at the center of one of the fastest-growing leisure and hospitality corridors in the Hudson Valley/Catskills region. The village has a population of approximately 5,190 residents.

The property is located just off Route 17, providing direct vehicular access to the broader Sullivan County submarket, including Monticello and Bethel, as well as onward connections to the New York State Thruway (I-87). Tenants are within walking distance of downtown Liberty's Main Street business district, and the area's ongoing resort and casino development continues to drive seasonal and year-round demand for local rental housing from both hospitality workers and visitors.

Liberty benefits from an economic base increasingly anchored by tourism, hospitality, and healthcare, with continued development around the casino and resort corridor supporting local employment growth. The submarket offers meaningfully lower rents and basis relative to Rockland and Westchester product, while still drawing tenant demand from the region's expanding hospitality workforce and second-home/weekend rental market.

5,190
POPULATION

ROUTE 17
CORRIDOR

Source: United States Census Bureau

PROPERTY OVERVIEW

ADDRESS

Street	52 Lincoln Place
City	Liberty
State	NY
Zip Code	12754

THE PROPERTY

Year Built	1940
Unit Count	6
Buildings On Site	2
Gross Living Area	5,772 SF
Lot Size	0.28 Acres
Off-Street Parking	Yes
Walk-Up	Yes
Active Units	3

UTILITIES

Electric (Unit)	Tenant Paid
Electric (Common)	Landlord Paid
Heating (Oil)	Landlord Paid
Hot Water (Electric)	Tenant Paid
Water	Landlord Paid
Trash	Landlord Paid

ADDITIONAL BUILDING PHOTOS

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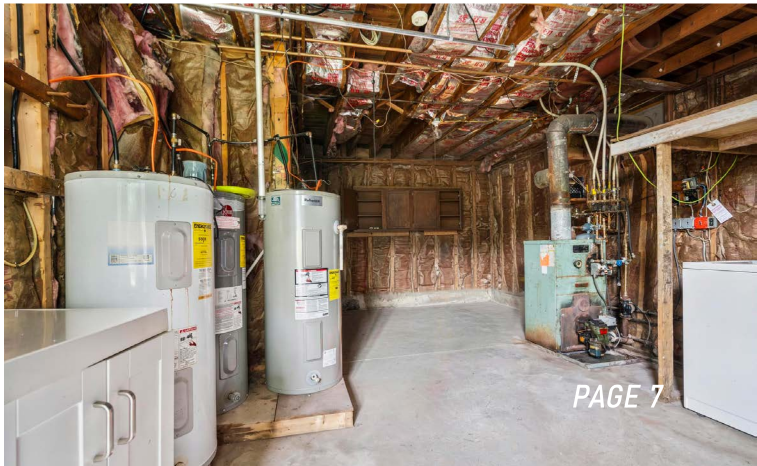

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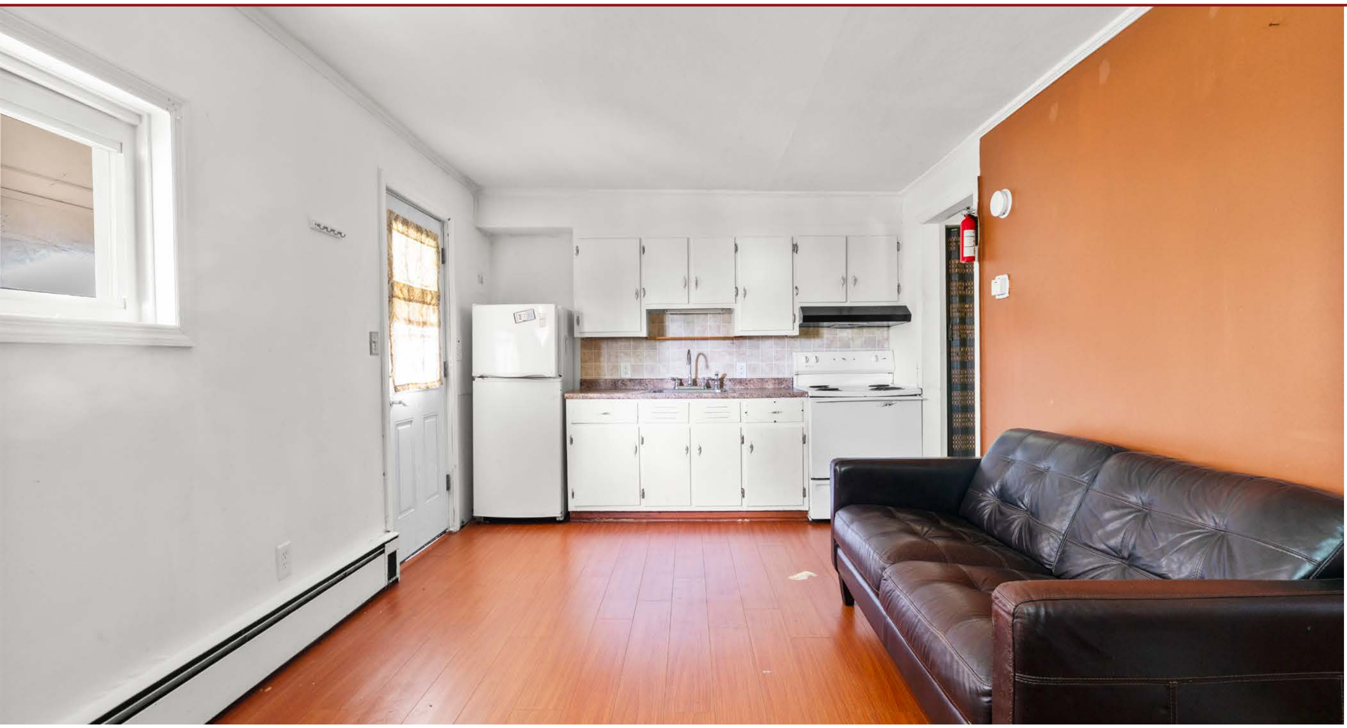
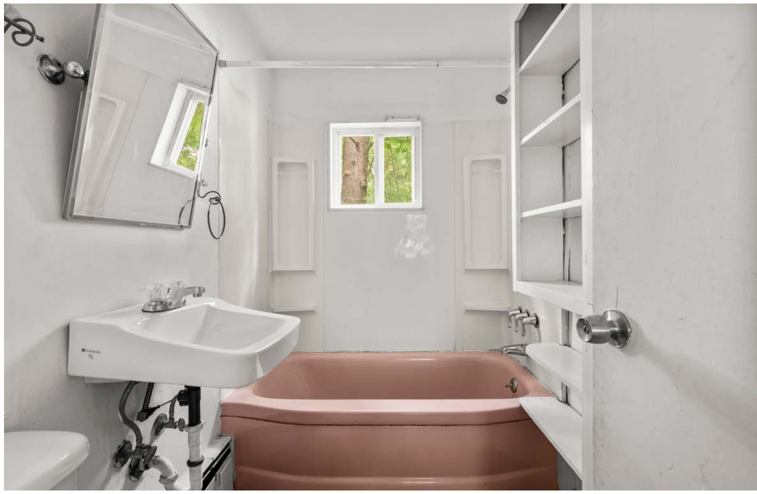
Current & Potential Rent Roll - Rear Building - 52 Lincoln Place, Liberty NY					
Unit	**Type**	**Regulatory Status ***	**Current Rent**	**Potential Rent**	**Status**
4	1 BR / 1 BA	FM	$1,400.00	$1,400.00	Vacant
5	1 BR / 1 BA	FM	$1,250.00	$1,400.00	MTM
6	1 BR / 1 BA	FM	$1,400.00	$1,400.00	Vacant
			$4,050.00	**$4,200.00**	

** FM = Free Market*

SAMPLE ONE BEDROOM





FINANCIAL REVIEW (INCOME FROM REAR BUILDING ONLY)

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Income	Current	Potential		Notes
Gross Schedule Rent	$48,600.00	$50,400.00		
Less Vacancy & Credit Loss	-$2,430.00	-$2,520.00	5.00%	[1]
Plus: Coin-Op Laundry	$0.00	$0.00		
Plus: Parking	$0.00	$0.00		
Total Operating Income	**$46,170.00**	**$47,880.00**		

Expenses				
Real Estate Taxes	$17,889.95	$17,889.95		[2]
Insurance	$3,000.00	$3,000.00		[3]
Heat (Oil)	$3,564.00	$3,564.00		[4]
Hot Water (Electric)	$0.00	$0.00		[5]
Electric (Common)	$600.00	$600.00		[6]
Water	$1,200.00	$1,200.00		[7]
Sewer	$0.00	$0.00		[8]
Trash Removal	$0.00	$0.00		[8]
Maintenance & Repairs	$2,308.50	$2,394.00	5.00%	[9]
Management	$2,308.50	$2,394.00	5.00%	[10]
TOTAL EXPENSES	**$30,870.95**	**$31,041.95**		
NET INCOME	**$15,299.05**	**$16,838.05**		
PRICE	**CALL FOR OFFERS**	**CALL FOR OFFERS**		

1. Vacancy & Credit Loss - Standard estimate for Liberty, NY
2. Current Actual Taxes (2025-2026)
3. Insurance Estimated at $1,000 per rentable unit
4. Oil Heat estimated at $1.50 per SF
5. Tenants pay for electric Hot Water.
6. Common Electric estimated at $50 per month
7. Water estimated at $100 per month
8. Sewer & Trash Pickup Included in Taxes
9. Maintenance & Repairs - Standard estimate for Liberty, NY
10. Management - Standard estimate for Liberty, NY

National Multifamily Corp. has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchasers may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchases may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualifed prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitablity or advice as to the value of the property by National Multifamily Corp. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgement as to the advisablity of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expression of interest or offers and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer on the property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived.

This Offering Memorandum may be used by parties approved by the Broker. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reporduced or disclosed to anyone without the prior written authorization of National Multifamily Corp. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents and other information provided in connection therewith.

NATIONAL MULTIFAMILY & NEW YORK TEAM

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ABOUT NATIONAL MULTIFAMILY

National Multifamily exclusively focuses on the investment sales of multifamily and mixed-use properties. The company is based in New York and was launched by Matt Cawley in 2022. In addition to being licensed in New York, both President Matt Cawley and the company are additionally licensed in the states of Connecticut, Rhode Island, Massachusetts, New Hampshire, New Jersey, Pennsylvania, Colorado, Florida, Georgia, South Carolina, & North Carolina.