

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

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Income & Expenses / CAP Rate

625 Bound Brook RD, Middlesex NJ 08846

Income	Unit/ Floor	Current	Projective	Lease
	Model / 1st /1,000 sft 3%+ yearly	\$ \$1,350/ 08/26 3% \$16,500/Year	\$1,600/Month \$19,200/Year	08/30
	Wedding /1st /1,350 sft 3% + from 09/27	\$1,700//Month \$20,400/Year/3%	\$2,025/ Month \$24,300/Year	08/30
	Restaurant/1st /1,500 sft	\$1,623. 65 /07/2026 \$19,483.80Year	\$2,250/Month \$27,000/Year	04/26
	2Bed Apt #1 W/D/2nd	\$1,600/Month \$19,200	\$2,000/Month \$24,000 /Year	0726
	2 Bed Apt#2/WD/2nd New Kitchen & floor	Owner occupying (\$24,000/Year)	\$2,250/Month \$27,000/Year	NA
	Total	\$8,273.65 /\$99,283.80	\$10,125/ \$121,500	_

Expenses	Property Tax /2025	\$15577.76	
	Insurance	\$7,742	
	Water	\$1,400	
	Gas for Hot water	\$650	
	Sewer charges	\$141	
	Fire inspection	\$430	
	Micell,	\$570	
	Total	\$26,510.76	\$26,510.76

Net Operating Income \$72,773.04 \$94,989.24

Cap Rate 5.6 7.3