

INCOME & EXPENSE

3176 Kennedy Blvd, Jersey City

UNIT	RENT	LEASE TERM
1	\$1,177	Month-to-Month
2	\$2,366	Month-to-Month
3	\$2,456	9/1/2026
4	\$2,464	Month-to-Month
5	\$2,429	9/1/2026
6	\$2,431 <i>(prior to vacancy)</i>	Vacant
Basement Unit 1	\$1,447	Month-to-Month
Basement Unit 2	\$1,487	Month-to-Month
TOTAL ANNUAL:	\$195,084	

EXPENSES

- Taxes: \$32,833
- Insurance: \$6,200
- Water and Sewer: \$9,600
- Electric & Gas: \$2,400

ADDITIONAL UPDATES

- New roof was installed approximately 10 years ago
- New 1 ½ inch copper water main from the street to the building
- New water meter
- New electrical cables from the street to the building
- Windows were installed about 15 years ago
- 18 New steel lintels were installed in 2025
- All loose or cracked pointing was addressed in 2025
- The rear side of the building was painted in 2025
- A new coating was applied to the roof in 2026
- All apartments have their own boiler for heat and hot water
- 7 out of 8 units have all new electric and plumbing
- Unit 1 - landlord pays for the tenants heat and hot water
- Common hallways were updated in 2026