

**146-52 North
Avenue
5-Unit Mixed Use
Multifamily
Investment
Opportunity |
Plainfield, NJ**

**Asking Price:
\$1,200,000**



Investment Summary

- Asking Price: \$1,200,000
- Gross Scheduled Income: \$111,252
- Expenses: \$36,030
- Net Operating Income (NOI): \$75,221.69
- Cap Rate: 6.27%
- Pro Forma Cap Rate: 8.45%

Highlights:

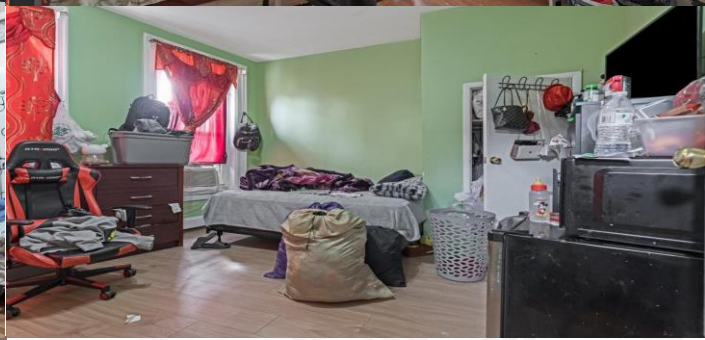
- Fully occupied with stable tenancy
- Undersupplied market for small units
- Room for upside
- Commuter-friendly location with proximity to major corridors
- Right next door to Plainfield Train station

Rent Roll

Unit	Type	Current Rent	Pro Forma Rent
Restaurant	Commercial	\$2,523	\$2,900
Church	Commercial	\$1,148	\$2,000
Apt 1	4 Bed	\$2,500	\$2,700
Apt 2	2 Bed	\$1,680	\$2,100
Apt 3	1 Bed	\$1,420	\$1,750
	Total Monthly	\$9,271	11,450

Income and Expenses

	Monthly	Annual	Pro Forma
Rents	\$9,271	\$111,252	\$137,400
Pet Fees	\$0	\$0	\$0
Total Income	\$9,271	\$111,252	\$137,400
Gas and Electric	\$0	\$0	\$0
Water	\$538.58	\$6,463.04	\$6,463.04
Sewer	\$504.04	\$6,048.58	\$6,048.58
Maintenance	\$100	\$1,200	\$1,200
Insurance	\$590.33	\$7,084	\$7,084
Garbage	\$0	\$0	\$0
Taxes	\$1,269.55	\$15,234.69	\$15,234.69
Total Expenses	\$3,002.52	\$36,030.31	\$36,030.31
NOI	\$6,268.47	\$75,221.69	\$101,370
Cap Rate		6.27%	8.45%



Elite Group

RE/MAX CENTRAL

Brian Fernandes

p: 908.764.9878

f: 732.587-7585

e:Brian@Elitesellsit.com

520 US 9 N Manalapan, NJ 07726

