

**219-221 PARK AVENUE  
HOBOKEN  
NJ**

LOT SIZE: 42 X 105

**BUILDING DISCRIPTION:**

219 PARK AVENUE: 5 STORY BRICK BUILDING CONSISTING OF (15) UNITS, (10)  
1 BEDROOMS, (5) STUDIOS ON A 26' X 105' LOT

221 PARK AVENUE: SINGLE STORY BRICK BUILDING CONSISTING OF (1)  
BEDROOM APARTMENT ON A 16' X 105' LOT

ANNUAL INCOME: \$365,292.00

**ANNUAL EXPENSES:**

TAXES:	\$ 41,548.00
PRIMARY INSURANCE:	17,798.00
FLOOD INSURANCE:	14,664.00
EXCESS FLOOD:	2,751.00
WATER/SEWER:	10,380.00
GAS:	13,296.00
MAINTENANCE:	6,000.00
COMMON ELECTRIC:	1,080.00
MANAGEMENT:	10,960.00
PEST CONTROL:	1,200.00
UMBRELLA POLICY	<u>1,359.00</u>

TOTAL \$121,036.00

NET INCOME \$244,256.00

ASKING PRICE - \$4,990,000

219-221 PARK AVENUE  
RENT ROLL

219 PARK AVENUE

10 ONE BEDROOMS

5 STUDIOS

<u>APARTMENT</u>	<u>TYPE</u>	<u>MONTHLY LEASE AMOUNT</u>
1	1 BR	\$1,933.00
2	1 BR	\$2,002.00
3	STUDIO	\$1,633.00
4	1 BR	\$2,150.00
5	1 BR	\$1,803.00
6	STUDIO	\$1,950.00
7	1 BR	\$2,150.00
8	1 BR	\$1,837.00
9	STUDIO	\$1,890.00
10	1 BR	\$2,095.00
11	1 BR	\$1,867.00
12	STUDIO	\$1,881.00
13	1 BR	\$ 648.00
14	1 BR	\$2,095.00
15	STUDIO	\$1,607.00
<b>TOTAL</b>		<b>\$27,541.00</b>

221 PARK AVENUE

<u>APARTMENT</u>	<u>TYPE</u>	<u>MONTHLY LEASE AMOUNT</u>
1	1 BR	\$2,900.00
<b>TOTAL MONTHLY INCOME</b>		<b>\$30,441.00</b>

**TOTAL ANNUAL INCOME - \$365,292.00**

**New Search** | **Assessment Postcard**

Block: 178	Prop Loc: 219 PARK AVE	Owner: THREESOME PARTNERS LLC	Square Ft: 0
Lot: 6	District: 0905 HOBOKEN	Street: 25 SENATE PLACE RETAIL 2	Year Built:
Qual:	Class: 4C	City State: JERSEY CITY, NJ 07306	Style:
Prior Block:	Acct Num: 11096500	Addl Lots:	EPL Code: 0 0 0
Prior Lot:	Mtg Acct:	Land Desc: 42 X 105 IRREG.	Statute:
Prior Qual:	Bank Code: 0	Bldg Desc: 5B-16U-H-G	Initial: 000000 Further: 000000
Updated: 11/21/23	Tax Codes: S08	Class4Cd: 0	Desc:
Zone: R-1	Map Page:	Acreage: 0	Taxes: 41548.48 / 44914.56
Sale Date: 10/31/96	Book: 5070 Page: 323	Price: 1 NU#: 4	

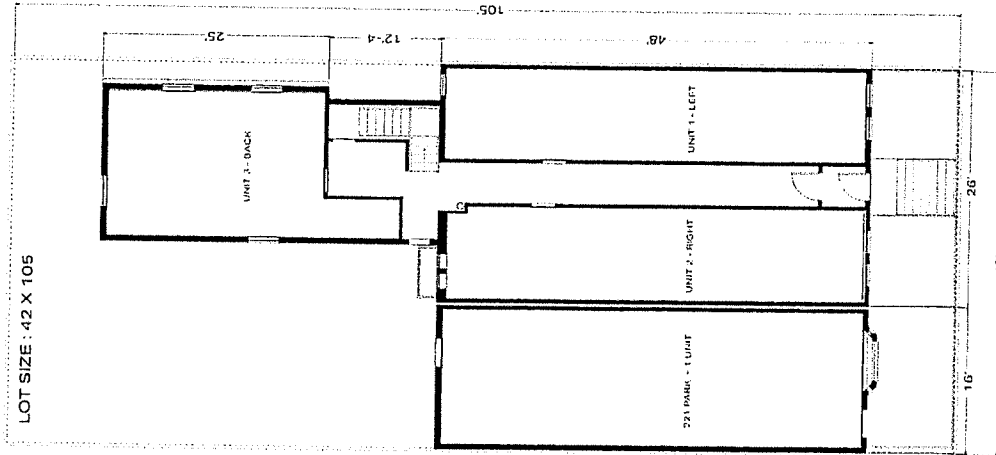
2024	219 PARK AVE	1140000	0	2512000
		1372000		
		2512000		
2023	219-221 PARK AVE	1140000	0	2512000
		1372000		
		2512000		
2022	219-221 PARK AVE	1140000	0	2512000
		1372000		
		2512000		
2021	219-221 PARK AVE	1140000	0	2512000
		1372000		
		2512000		

[\\*Click Here for More History](#)



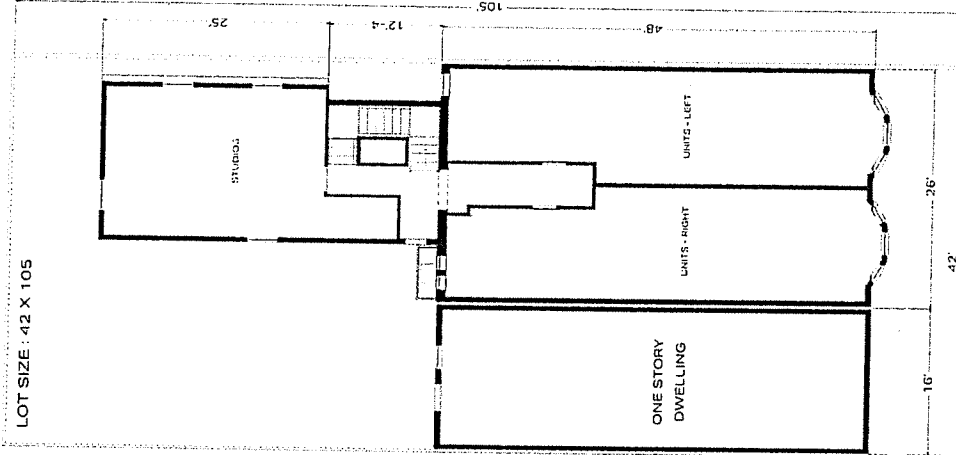
219 - 221 PARK AVENUE | HOBOKEN, NJ

5 STORY BUILDING + 1 STORY DWELLING | 16 UNITS TOTAL



219 PARK AVE - FLOOR 1  
 UNIT 1 RIGHT | ONE BED  
 UNIT 2 LEFT | ONE BED  
 UNIT 3 | STUDIO

221 PARK AVE - FLOOR 1  
 ONE BED / ONE BATH  
 ONE STORY DWELLING



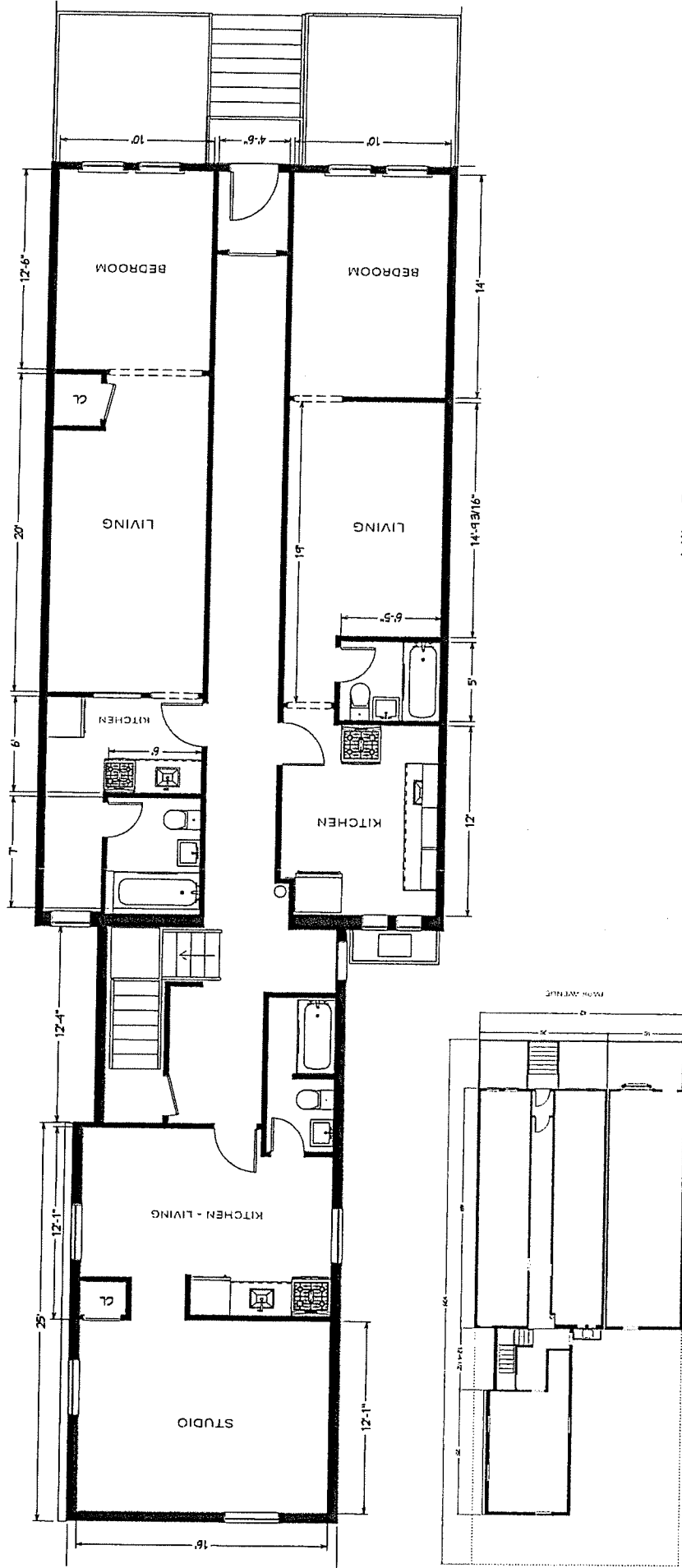
219 PARK AVE - FLOORS 2 - 5  
 UNITS 5 - 8 - 11 - 14 RIGHT | ONE BEDS  
 UNITS 4 - 7 - 10 - 13 LEFT | ONE BEDS  
 UNITS 6 - 9 - 12 - 15 | STUDIOS

Mike Renaud  
 201.638.0615 | mrenaudre@gmail.com

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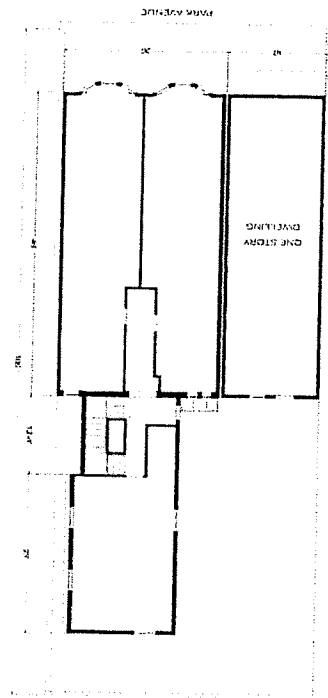
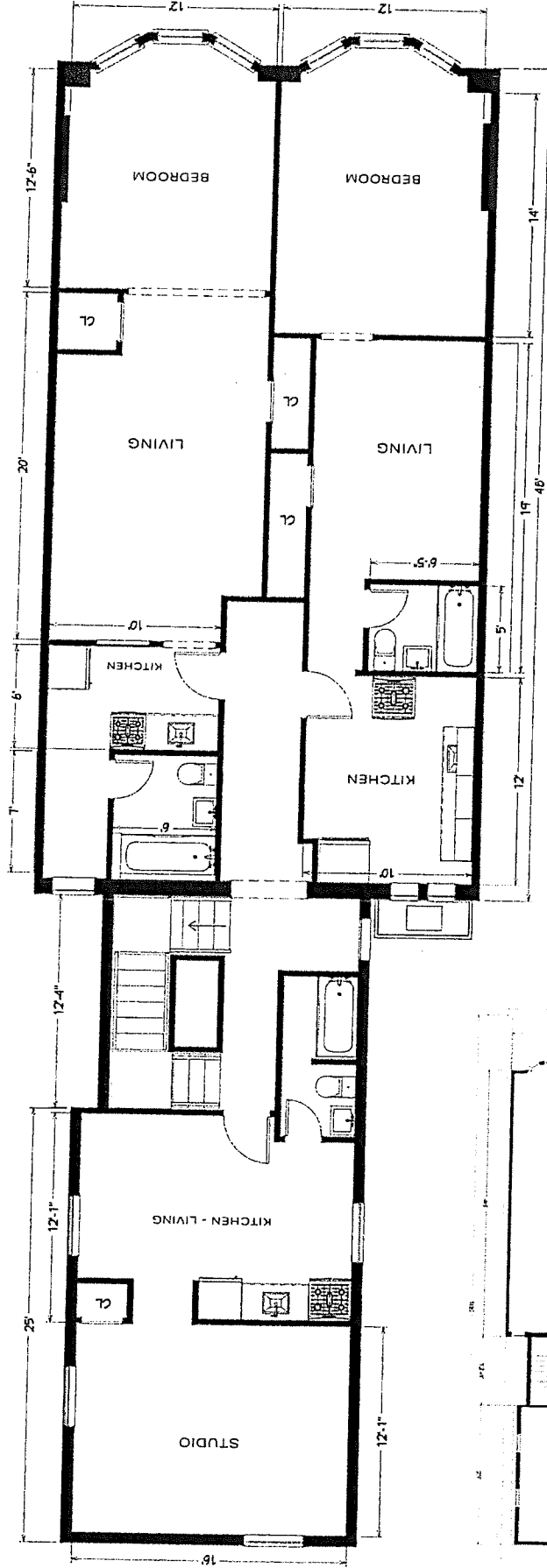


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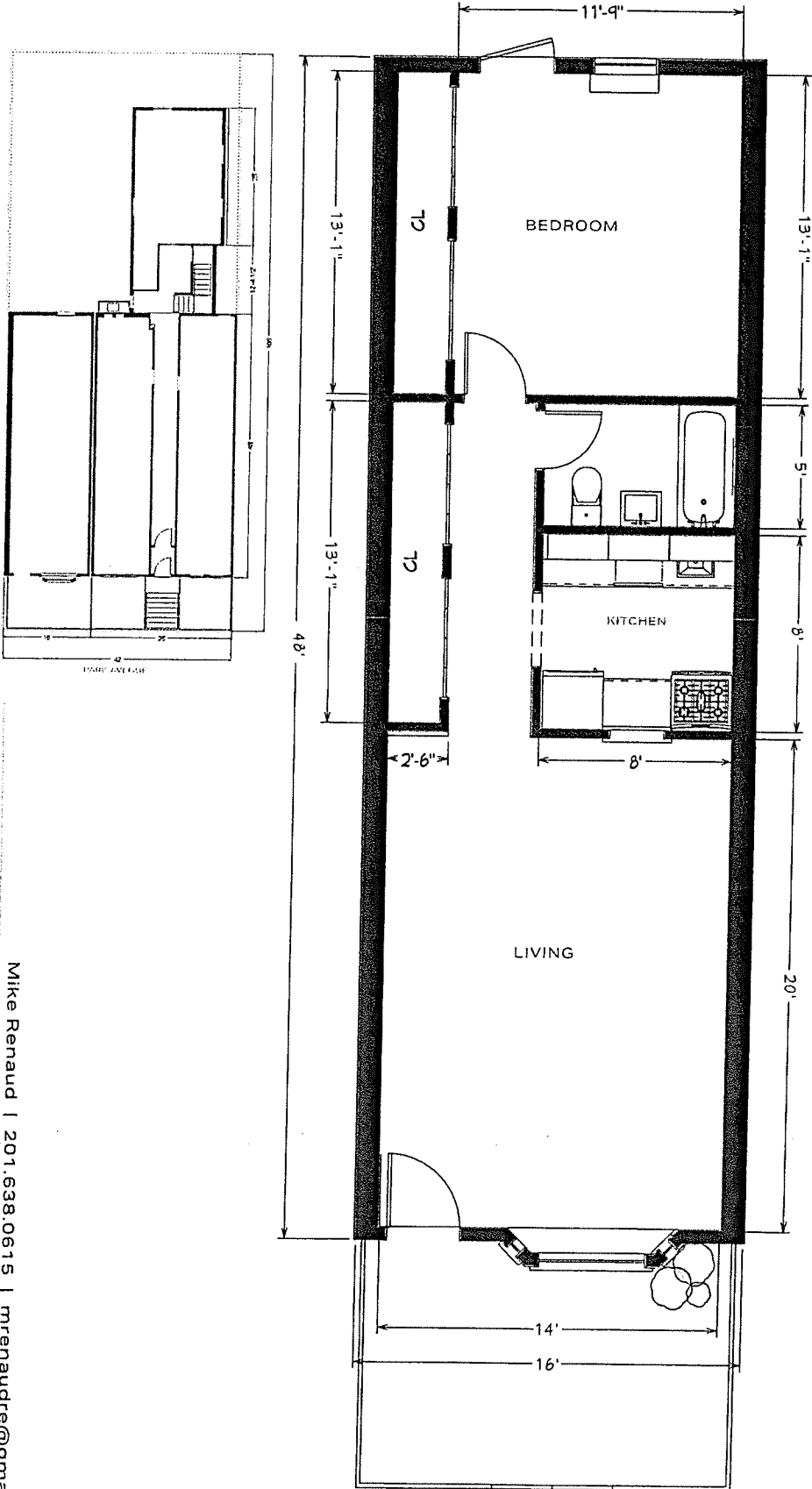
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ONE BED / ONE BATH  
ONE STORY DWELLING



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[New Search](#) [Assessment Postcard](#)

Block: 178 Lot: 6  
 Prop Loc: 219 PARK AVE District: 0905 HOBOKEN  
 Owner: THREEESOME PARTNERS LLC Street: 25 SENATE PLACE RETAIL 2 City State: JERSEY CITY, NJ 07306  
 Square Ft: 0 Year Built: Style:

Prior Block: Act Num: 11096500 Addl Lots: EPL Code: 0 0 0

Prior Lot: Mtg Acct: Land Desc: 42 X 105 IRREG. Statute:

Prior Qual: Bank Code: 0 Bldg Desc: 5B-16U-H-G Initial: 000000 Further: 000000

Updated: 11/21/23 Tax Codes: S08 Class4Cd: 0 Desc:

Zone: R-1 Map Page: Acage: 0 Taxes: 41548.48 / 44914.56

Sale Date: 10/31/96 Book: 5070 Page: 323 Price: 1 NU#: 4

Site: Date: Book: Page: Price: 1 NU#: 4

Year: Property Location Land/Imp/Tot Exemption Assessed Property Class

2024 219 PARK AVE 1140000 0 2512000 4C

2023 219-221 PARK AVE 1140000 0 2512000 4C

2022 219-221 PARK AVE 1140000 0 2512000 4C

2021 219-221 PARK AVE 1140000 0 2512000 4C

2512000 1372000 2512000

2512000 1372000 2512000

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INX-LIST-HISTORY

Additional Information

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