

715 Main St, North Caldwell, NJ

Financial Statement

Sales Price: \$1,150,000

Income

Description	Current Rent	Projected Rent	Annual Projected Rent
1 Bed / 1 Bath	\$0 (Vacant)	\$1,800	\$21,600
2 Bed / 1 Bath	\$0 (Vacant)	\$2,500	\$30,000
2 Bed / 1 Bath (Large)	\$0 (Vacant)	\$2,800	\$33,600
2 Bed / 1 Bath (Large)	\$0 (Vacant)	\$2,800	\$33,600
3 Bed / 1 Bath	\$1,900 (Tenant vacating 6/30/2026)	\$3,100	\$37,200
Total Rents		\$13,000	\$156,000

Expenses (Estimated)

Expense Category	Annual Cost
Annual Property Taxes (Subject to change)	\$13,209.30
Annual Insurance	\$4,000.00
Utilities Water & Sewer	\$2,400.00
Utilities Electric (Common)	\$720.00
Total Expenses	\$20,329.30
Net Operating Income	\$135,670.70