

541 Newark Ave, Jersey City, NJ

Asking Price: \$2,000,000

Property Details: 541 Newark Ave, Jersey City, NJ
 5 units (4 Residential + 1 Commercial)
 No Rent Control
 3 (2BR + 2BA)
 1 (1.5BR + 1 BA)
 1 (3BR + 1BATH)
 Renovated 2020

Property Expenses:

	Actual	Exp Per Unit	% of Total Exp	% of Total Inc
Real Estate Taxes (2023) \$	15,156.00	\$ 631.50	35.62%	10.34%
Insurance \$	8,800.00	\$ 366.67	20.68%	6.00%
Water & Sewer \$	4,236.00	\$ 176.50	9.96%	2.89%
Comcast \$	1,119.00	\$ 46.63	2.63%	0.76%
Management \$	7,200.00	\$ 300.00	16.92%	4.91%
Maintenance \$	3,492.00	\$ 145.50	8.21%	2.38%
PSEG \$	2,547.00	\$ 106.13	5.99%	1.74%
Total Expenses: \$	42,550.00	\$ 1,772.92	100.00%	29.02%

Gross Monthly Income: \$	151,164.00	
Less 3% Vacancy Rate: \$	4,534.00	
Effective Income: \$	146,630.00	100.00%
Property Expenses: \$	42,550.00	29.02%
Net Operating Income: \$	104,080.00	70.98%

Unit	RENT
2L	\$ 2,300.00
2R	\$ 2,200.00
3L	\$ 2,400.00
3R	\$ 2,300.00
5R (Carriage House)	\$ 1,647.00
Commercial Rent	\$ 1,750.00
Total	\$ 12,597.00
Annual	\$ 151,164.00