

95 Mercer Street, Hamilton Square, New Jersey \$1,250,000.

Annual Basis 2023

Property Address	Year Bought	Type of Property	Gross Rental Income	Optg Exp: Repairs, Maint.	Optg Exp: Supplies, Materials	Optg Exp: Taxes, Insurance	Optg Exp: Utilities	Net Operating Income
95 Mercer St Hamilton NJ 08690	2021	3 Houses	\$163,019	\$12,333	\$14,309	\$20,220	\$9,925	\$106,232

Gross Yield: 13%

Turnkey, completely renovated, fully tenanted and high-income producing property in very desirable Hamilton Square, New Jersey.

Three houses, totaling 4,180 sq ft sit on 0.439 acres off historic Mercer Street.

Street-facing, two-story Victorian has two, three-bedroom apartments, with 1,672 sq ft basement. One apartment is 1,444 sq ft with two baths. The other is 1,036 sq ft with a single bath.

An 858 sq ft Cape-style home behind it has two bedrooms with one bath, and an 842 sq ft Ranch in the rear has two bedrooms with one bath and a basement. Four rental units in total.

All homes were rehabbed top to bottom, inside and out in 2021. Including all-new mechanicals and roofs. Ranch was re-sided. All have been rented since 2022. Leases are mid-term to annual. Annual total rent roll for 2023 was \$163,019.

The property also has a three-car detached garage. Each garage can be rented for \$200/month.

Tax ID 03-01837-00012

Annual 2023 tax: \$13,066

Block: 1837 Lots 12 and 3

Hamilton Square, Hamilton Township, New Jersey 08690

Acres: 0.439

Victorian, level 1: Unfurnished, three bedrooms, two baths, kitchen/dining, living, utility room with washer-dryer

Victorian, level 2: Unfurnished, two bedrooms, one bath, kitchen/dining, living, enclosed porch, washer/dryer

Victorian has fenced-in area under a shade tree for its tenants and pets. Large, open grass backyard is perfect for walking pets.

Cape-style, Fully furnished, two bedrooms, one bath, kitchen/dining, living, basement, washer/dryer, sliding-glass door with patio, mid-term leases

Ranch: Fully furnished, two bedrooms, one bath, kitchen/dining/living, basement, washer/dryer, sliding-glass door

All units are occupied with mid-term or annual leases.

Laminate flooring in all units. Kitchens feature stainless steel appliances, gas ranges, granite or quartz countertops. Dishwashers in some units. 55 in. flat panel TVs in furnished units. Cape and Ranch also have TVs in bedrooms. Ceiling fans. Gas heat and hot water. All units are air conditioned. All utilities are separately metered. Cable provided. Smart-Lock entry doors. Public sewer and water.

All units have been certified lead free so never have to be inspected again for lead-based paint.

Units are a few blocks away from Hamilton Square and Rt 33 shopping. Sayen Park also is a few blocks away. Quiet. Peaceful. Quintessential small-town feel, yet close to corporate campuses, universities and a community college. Princeton is a 25-minute drive.

Mercer Street has a number of historically-recognized homes.

Leases, full financial information, lot survey and floor plans are available to serious buyers.

An additional residential rental property also is for sale in Southampton Township:

2 Sikoneses Trail Southampton New Jersey Gross Yield: 13.5%

95 Mercer Photos:

<https://drive.google.com/drive/folders/1Rv7oCFytoDwmHPPkbqoZWMCW6Ebqv1In?usp=sharing>

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