

8 FAMILY FOR SALE

INVESTMENT PROPERTY



**150 Belvidere Ave.
Washington, NJ 07882**

\$1,300,000

ZALMAN PAVEL

929-214-2120

PLEXUS REALTY NY LLC

670 MYRTLE AVE ST 6274
BROOKLYN NY 11205



Zalman Pavel
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FOR SALE: A RARE INVESTMENT OPPORTUNITY IN WASHINGTON, NJ – MODERN RENOVATED 8-FAMILY !

WELCOME TO THIS EXCEPTIONAL MULTI-FAMILY RESIDENCE NESTLED IN THE CHARMING TOWN OF WASHINGTON, NJ. THIS RECENTLY RENOVATED 8-FAMILY PROPERTY IS A PRIME INVESTMENT OPPORTUNITY THAT COMBINES MODERN LIVING WITH A STRATEGIC LOCATION JUST AN HOUR FROM THE BUSTLING STREETS OF NEW YORK CITY AND A MERE 15 MINUTES FROM ROUTE 78.

SET ON AN EXPANSIVE LOT OF **25,792 SQUARE FEET**, THIS PROPERTY BOASTS AMPLE OUTDOOR SPACE AND 14 DESIGNATED PARKING SPACES, ENSURING CONVENIENCE FOR RESIDENTS AND THEIR GUESTS. EACH UNIT HAS BEEN THOUGHTFULLY UPDATED TO PROVIDE CONTEMPORARY COMFORTS WHILE MAINTAINING ITS CLASSIC CHARM, OFFERING POTENTIAL RENTERS AN INVITING RETREAT THEY'LL BE PROUD TO CALL HOME.

AS YOU STEP INSIDE, YOU'LL APPRECIATE THE SEAMLESS BLEND OF STYLE AND FUNCTIONALITY. EACH UNIT FEATURES SPACIOUS LAYOUTS FILLED WITH NATURAL LIGHT, MODERN KITCHENS EQUIPPED WITH TOP-OF-THE-LINE APPLIANCES, AND COZY LIVING AREAS PERFECT FOR RELAXATION. SEPARATE UTILITIES ENSURE EASE OF MANAGEMENT WHILE PROVIDING TENANTS WITH FULL AUTONOMY OVER THEIR COMFORT.

ADDITIONALLY, THE FULLY FINISHED LAUNDRY FACILITY SITUATED IN THE BASEMENT OFFERS ULTIMATE CONVENIENCE FOR ALL RESIDENTS



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Price	\$1,300,000
No' Units	8
Property Type	Multi-Family
Sale Type	Investment
Lot size	25,792 sqft
Gross bulding area	9,128 sqft
Buldings	1 & 14 parking spaces
No of stories	3



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price		\$1,300,000.00			
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Unit	Bdrm	current	pro forma	Notes	
1	2	\$1,850.00	\$1,900.00	Renovated	
2	2	\$1,150.00	\$1,900.00	super	
3	2	\$1,015.00	\$1,900.00		
4	2	\$1,650.00	\$1,900.00	Renovated	
5	2	\$1,850.00	\$1,900.00	Renovated	
6	2	\$1,900.00	\$1,900.00	Renovated	
7	1	\$1,300.00	\$1,500.00	Renovated	
8	1	\$1,500.00	\$1,500.00	Renovated	
Total		\$12,215.00	\$14,400.00		
Anunal		\$146,580.00	\$172,800.00		
Net income		\$112,788.00	\$139,008.00		
Cap rate		9%	11%		

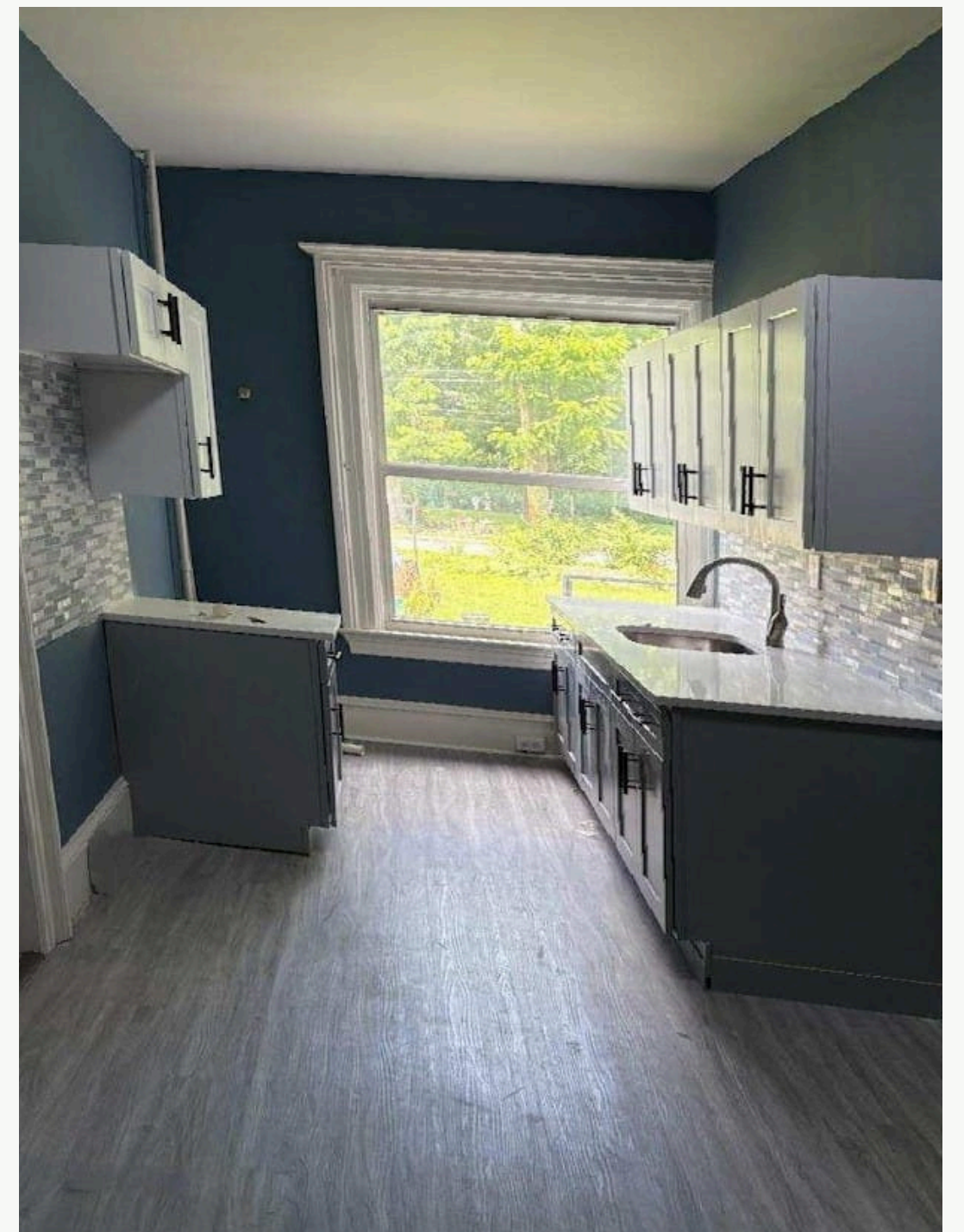
expenses	
tax	\$18,000.00
insurance	\$7,000.00
water	\$2,400.00
sewer	\$3,992.00
garbage	\$2,400.00
Total	\$33,792.00



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PROPERTY VIEW

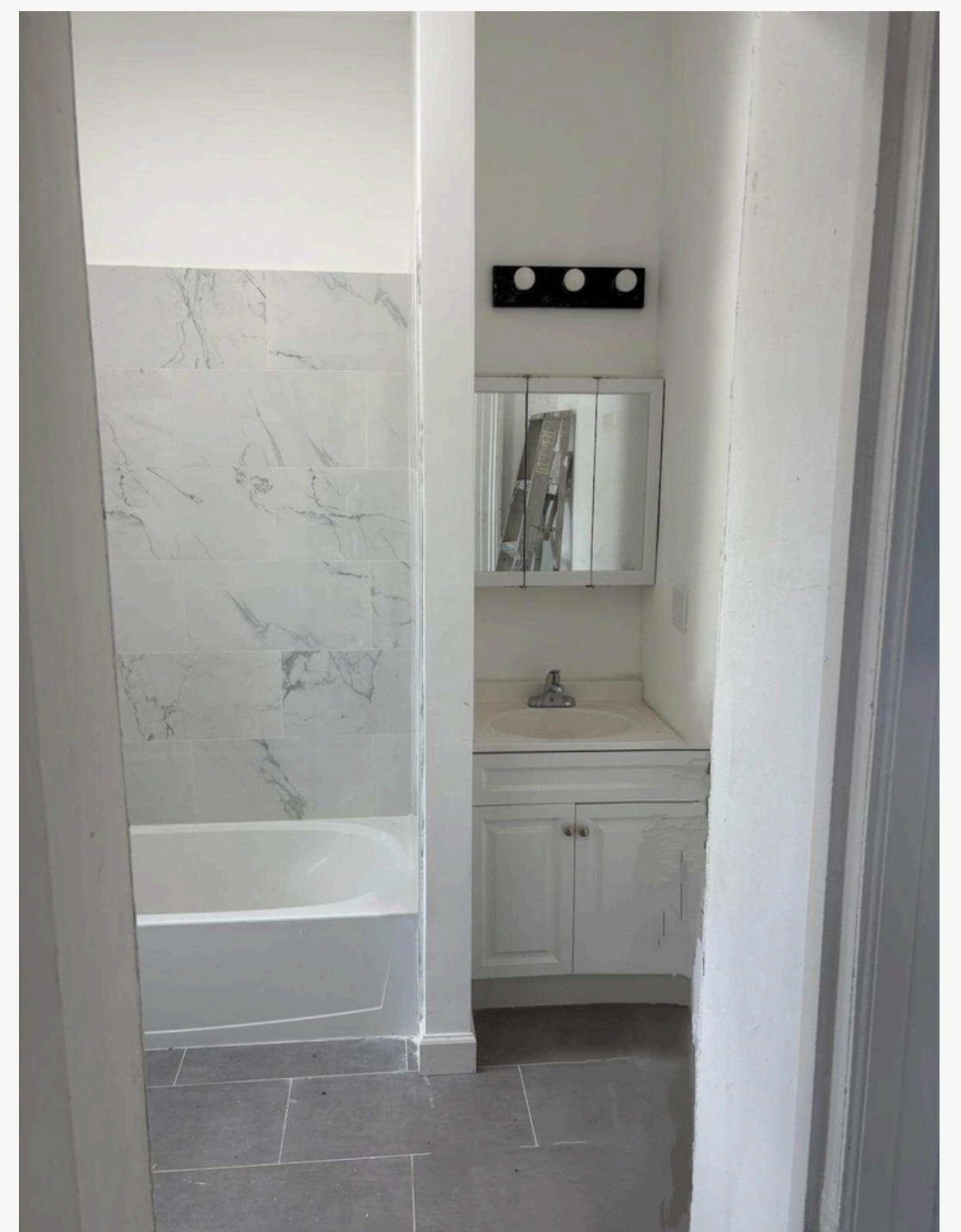


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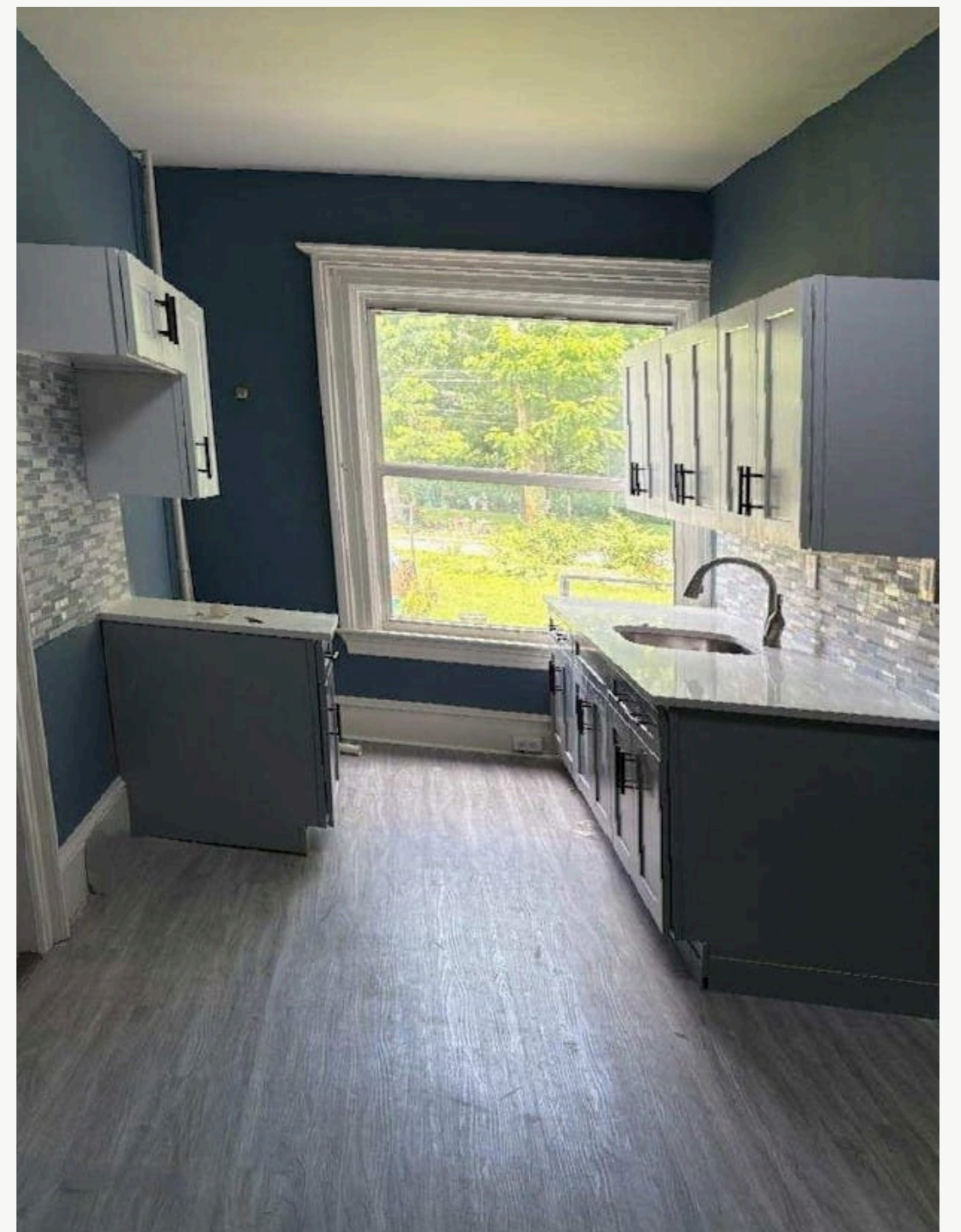


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