

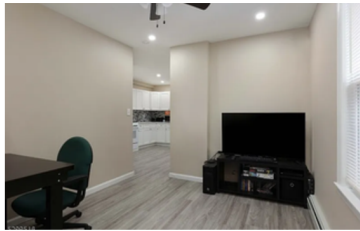


729 COURTLANDT ST. PERTH AMBOY, NJ

PRICE **\$630,000**

TYPE MULTI FAMILY RESIDENCE

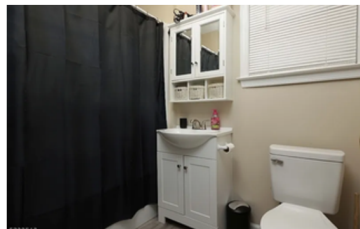
SIZE TWO 1 BD/1 BR UNITS &
ONE 2 BD/1 BR UNIT



LIVING ROOM



KITCHEN



BATHROOM



REAR YARD

Value Add as Current Rents are Below Area Rents .

Tenant Pays Own Gas Electric .

Landlord Pays Water and Sewer.

RENT PER MONTH	ANNUAL RENT
\$ 1,200.00	\$ 14,400.00
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\$ 2,250.00	\$ 27,000.00
\$ 4,650.00 PER MONTH	\$ 55,800.00 ANNUALLY
Vacancy Factor (5%)	\$2,790.00
Gross Revenue	\$53,010.00
Taxes:	\$ 6,400.00
Insurance:	\$ 3,794.00
Water - Sewer	\$ 2,400.00
Repairs/Maintenance:	\$ 900.00
Operating Expense:	\$ 13,494.00
Net Operating Income:	\$ 38,316.00