

# For Sale

**\$ 1,200,000.00**

**Legal 8 Units**

**Lot size: 28x79**

**Parking: 1 car**

Basement: Full/unfinished



**1701 New York Ave, Union City**

**Profit & Loss Statement**

**Monthly**

Floor	Apt#	Rooms	Brs	Baths	<u>Actual rents</u>	<u>Market rents</u>	<u>Annual Actual</u>	Annual market	Lease expire
First	1	5	3	1	\$ 2,500.00	\$ 3,000.00			
First	1R	3	1	1	\$ 1,044.00	\$ 1,500.00			
Second	2L	5	2	1	\$ 1,230.00	\$ 2,000.00			
Second	2R	5	2	1	\$ 1,138.00	\$ 2,000.00			
Third	3L	5	2	1	\$ 1,334.00	\$ 2,000.00			
Third	3R	5	2	1	\$ 1,307.00	\$ 2,000.00			
Fourth	4L	5	2	1	\$ 1,548.00	\$ 2,000.00			
Fourth	4R	5	2	1	\$ 1,530.00	\$ 2,000.00			
Parking					\$ 200.00	\$ 200.00			
Basement Full/Unfinished									
TOTAL		38	16	8	\$ 11,831.00	\$ 16,500.00	\$ 141,972	\$ 198,000	

**EXPENSES:**

Landlord Paid Tenant Paid

Taxes	\$ 22,525.00	x	Tenants pay their own cooking gas and electric	
Water	\$ 6,627.00	x		
sewer	\$ 9,350.00	x		
Insurance	\$ 8,472.00	x		
Heating	\$ 4,543.00	x		
Maintenance & Repairs	\$ 8,500.00	x		
Super (Garbage & Snow removal)	\$ 5,484.00	x		
Utilities (common)	\$ 1,020.00	x		
<b>Total expenses</b>			<b>\$ 66,521</b>	<b>\$ 66,521</b>
<b>Net Operating Income</b>			<b>\$ 75,451</b>	<b>\$ 131,479</b>

All property details are deemed reliable but not guaranteed. Buyers should conduct their own due diligence and consult a licensed real estate professional or attorney before making any decisions.



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