

# 162 Mallory Ave., Jersey City

INVESTMENT • \$949,000 • LOT SIZE 22.5X90

## INCOME / EXPENSES (REVENUE TO INCOME)

Revenue	Monthly	Terms
1st Floor Commercial Space	\$ 2,500	early next year
2nd Floor Residential 2bd 1ba	\$ 3,000	Nov-2025
Car Garage #1	\$ 300	early next year
Car Garage #2	\$ 300	May-2026
Car Garage #3	\$ --	Vacant
Total	\$ 6,100	
<b>YEARLY REVENUE</b>	<b>\$ 73,200</b>	
Expenses	Yearly	Terms
Taxes	\$ 15,031	
Water & Sewer	\$ 305	estimated common area
Insurance	\$ 4,534	
Utilities	--	tenants pay all utilities
<b>YEARLY EXPENSES</b>	<b>\$ 19,870</b>	
<b>YEARLY NET (Income-Expenses)</b>	<b>\$ 53,330</b>	
<b>ASKING PRICE</b>	<b>\$ 949,000</b>	
<b>CAP RATE</b>	<b>5%</b>	

Potential Income	Monthly
1st Floor Commercial Space	\$ 3,000
2nd Floor Residential 2bd 1ba	\$ 2,600
Car Garage #1	\$ 300
Car Garage #2	\$ 300
Car Garage #3	\$ 300
2nd Floor / Split Back to a 2nd Unit 1bd 1 ba	\$ 1,995
Total	\$ 8,495
<b>YEARLY (Potential Income)</b>	<b>\$ 101,940</b>
Expenses	Yearly
Taxes	\$ 15,031
Water & Sewer	\$ 305
Insurance	\$ 4,534
Utilities	--
<b>YEARLY EXPENSES</b>	<b>\$ 19,870</b>
<b>YEARLY NET (Income-Expenses)</b>	<b>\$ 82,070</b>
<b>ASKING PRICE</b>	<b>\$ 949,000</b>
<b>CAP RATE</b>	<b>8%</b>

IMPORTANT NOTES: THIS IS ONLY AN ESTIMATE AND SUBJECT TO CHANGE



Direct: 201.314.9444 Em: downsgroupinfo@gmail.com  
30 Montgomery St. Suite 420 Jersey City, NJ 07302  
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