


Income-Producing Multifamily Property – 51 Crosswicks Chesterfield Road, Chesterfield, NJ 08515

 **Investment Opportunity!** This well-maintained **4-unit multifamily property** in the heart of Chesterfield offers **four 1-bedroom apartments**, each approximately **650 sq. ft.** Ideal for investors looking for immediate rental income with significant upside potential!

Current Rental Income:

- Unit 1: \$1,250/month – vacant effective 9/18/2025
- Unit 2: \$1,050/month
- Unit 3: \$1,000/month
- Unit 4: \$960/month
- **Total: \$4,260/month | \$51,120/year**

New annual leases will take effect on October 1, 2025. If the property is purchased before that date, implementation can be held off to allow the new owner to establish their own leases.

Unit 1 will be available for rent starting Saturday, September 6, 2025. Located in a highly sought-after, quiet area, this unit is expected to rent quickly.

Tenants are expecting an **additional 20-25% increase** planned for next year.

Financials:

- **Annual Expenses:** \$19,053.78
 - 2024 Property Taxes: \$10,713.78
 - Insurance: \$2,000/year
 - Repairs: \$2,000/year
 - Heating (Oil): \$2,000/year – tank above ground
 - Trash (Waste Management): \$420/year
 - Gas (PSEG): \$1,080/year
 - Water (Aqua NJ): \$840/year
 - Needs a new septic system

The owner currently pays for oil heat, water, and PSE&G gas, and the tenants each pay their own PSE&G electric.