

2606 Central Ave – Union City, NJ  
Income & Expenses  
\$1,399,000

**Rent**

	<b><u>Bedrooms</u></b>	
Apt # 1	2BR/1Bath	\$1,710.15
Apt # 2	2BR/1Bath	\$1,652.65
Apt # 3	2BR/1Bath	\$1,666.68
Apt # 4	2BR/1Bath	\$1,652.68
Apt # 5	2BR/1Bath	\$1,652.68
Apt # 6	2BR/1Bath	\$1,669.25
Apt # 7	2BR/1Bath	\$1,499.29
Apt # 8	2BR/1Bath	\$1,247.83

Monthly: \$12,751.21

Annual Gross: \$153,014.52

**Expenses**

Taxes	\$ 22,887.50
Insurance	\$ 7,530.00
Water/Sewer	\$ 6,197.00
PSEG	\$ 3,242.00
Super	\$ 3,000.00
Fire Alarm	\$ 768.00
Pest Control	\$ 720.00

Annual Expenses \$ 44,344.50

**Net Operating Income \$ 108,670.02**  
**Cap Rate 7.8%**

Owner Pays Heat, Water, Sewer | Tenant Pays Gas/Electric

This information is deemed reliable, but not guaranteed. Please have buyers confirm all Income & Expenses.