

194 Saddle River Road, Saddle Brook, NJ - Income & Expenses

Annual Expenses

2024 Property Tax	\$12,830.58
2024 Water & Sewage	\$1,400.00
2024 Insurance	\$5,000.00
Heat	\$4,500.00
Snow Removal	\$500.00
Total Cap Exp	\$24,230.58

194 Saddle River Road Rent Roll

Unit Number	Lease Term	2026 Rental Increases		2025 Current Rents	
		Rent Increase	Total	Current Rent	Total
Apt 1	MTM	\$2,250.00	\$2,250.00	\$2,142.00	\$2,142.00
Apt 2	MTM	\$2,350.00	\$2,350.00	\$2,080.00	\$2,080.00
Apt 3	MTM	\$2,350.00	\$2,350.00	\$2,100.00	\$2,100.00
Apt 4	MTM	\$1,700.00	\$1,700.00	\$1,500.00	\$1,500.00
Garage		\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
Bonus Unit		\$2,000.00	\$2,000.00	\$1,980.00	\$1,980.00
Storage Unit		\$100.00	\$100.00	\$100.00	\$100.00
Storage Unit		\$100.00	\$100.00	\$100.00	\$100.00
			\$12,350.00		\$11,502.00
Annual Rent =		\$12,350 / MO = \$148,200.00		\$11,502 / MO = \$138,024.00	

		Cap Ex	NOI
2025 Signed Lease Amount =	\$138,024.00	- \$24,230.58	\$113,793.42

Annual Market Rent =	\$148,200.00	- \$24,230.58	\$123,969.42
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AS-IS RENTS	\$113,793.42 / \$1,500,000.00	= 7.59%	\$1,500,000.00 Investment
PRO FORMA	\$123,969.42 / \$1,500,000.00	= 8.26%	

NOTE: The figures presented here are not intended as financial advice. All figures are estimates and provided to the best of the seller's knowledge.

Information deemed RELIABLE but not GUARANTEED.