

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
<b>Total Cap Exp</b>	<b>\$24,230.58</b>

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
<b>Annual Rent =</b>		<b>\$12,350 / MO =</b>	<b>\$148,200.00</b>	<b>\$11,502/ MO =</b>	<b>\$138,024.00</b>

		Cap Ex	NOI
<b>2025 Signed Lease Amount=</b>	<b>\$138,024.00</b>	<b>- \$24,230.58</b>	<b>\$113,793.42</b>
<b>Annual Market Rent =</b>	<b>\$148,200.00</b>	<b>- \$24,230.58</b>	<b>\$123,969.42</b>

<b>AS-IS RENTS</b>	<b>\$113,793.42 / \$1,500,000.00</b>	<b>=</b>	<b>7.59%</b>	<b>\$1,500,000.00 Investment</b>
<b>PRO FORMA</b>	<b>\$123,969.42 / \$1,500,000.00</b>	<b>=</b>	<b>8.26%</b>	

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.