TOP REALTY 1282 PALISADE AVE 2FL FORT LEE, NJ 07024

Retail Building Sang Chang, Broker

Address:	17 Lakeside Blvd HOPATCONG	Stories:	2	
Asking Price:	550,000	Elevators:		
Lot Size:	9450	Owner Occupy:	No	
Building Size:	2500	No of Tenants:	2	
Typical Floor:		Occupancy:		
Built/Renov. Year:		Zoning:	B-2	
Parking Spaces:				

Tenant Rent Roll

Suite	Tenant	From	То	Rent/Month	Rent/Year		Security	Option		
1st FI	Nail & Spa	4/1/2021	3/31/2026	\$1,700	\$20,400		\$2,250	None		
2nd Fl	Residential	4/1/2023	3/31/2024	\$1,400	\$16,800		\$2,100	None		
				\$3,100	\$37,200					

Expense Breakdown

Prop. Tax	\$16,164							
Insurance	\$4,111							
			Total	\$20,275				

Profitability & CAP

Profit Analysis						Capitalization Analysis							
	Actual					Offer Price		CAP					
Income	\$37,200					\$550,000	100%	3.1%					
Expense	\$20,275					\$545,000	99.1%	3.1%					
N.O.I.	\$16,925					\$540,000	98.2%	3.1%					
						\$535,000	97.3%	3.2%					
						\$530,000	96.4%	3.2%					
CAP	3.08%					\$525,000	96.3%	3.2%					