

Income & Expense Sheet

165–169 Godwin Ave, Paterson, NJ

Asking Price: \$999,500

Property Type: Four-Unit Multifamily

Property Highlights

- Four spacious units, each offering 3 bedrooms, 1 bathroom, and approximately 1,200 SF.
- Gross Yearly Rental Income: \$118,200.
- Six off-street parking spaces.
- Separate gas and electric utilities for each unit, paid directly by the tenants.
- Owner is responsible only for water and sewer.

Unit	Layout	Approx. Size	Monthly Rent
1	3 Bed / 1 Bath	1,200 SF	\$2,450
2	3 Bed / 1 Bath	1,200 SF	\$2,400
3	3 Bed / 1 Bath	1,200 SF	\$2,500
4	3 Bed / 1 Bath	1,200 SF	\$2,500

Financial Summary

Financial Summary	Amount
Gross Yearly Income	\$118,200
Taxes	\$17,882
Insurance	\$2,400
Water & Sewer	\$4,500
Total Operating Expenses	\$24,782
Net Operating Income (NOI)	\$93,418
Cap Rate	9.35%