

as of May 2025

1 W Columbia Ave, Palisades Park

	<i>Unit</i>	<i>Lease Expires</i>	<i>Rent</i>	
1st Floor	Aroma Spa (new)	1/2030	\$5,700	\$4500 base + 30% tax & insurance gross gross
	Nail Salon Furniture	5/2026	\$2,814	
	Chino Cafe	8/2027	\$3,150	
2nd Floor	2 bed + Den Apartment	3/2026	\$3,000	
	1 Bed Apartment	8/2025	\$1,850	
	1 Bed Apartment	9/2025	\$1,850	
Roof	Billboard	7/2026	\$900	
	Total Monthly Rent		\$19,264	
	yearly income		\$231,168	
	Property Tax		\$31,825	
	Insurance		\$6,000	
	Water		\$5,500	
	Others (trash &...)		\$5,000	
	Net Income		\$182,843	
	5% Cap Valuation		\$3,656,860	
	Cap Ratio at \$3,390,000		5.39%	