

## Return Investment Sheet



<b>PROPERTY</b>	174-180 GETTY AVE
<b>ADDRESS:</b>	CLIFTON

<b>INFO:</b>	26,000 SF Building. Industrial + Offices. 209 frontage x 102 depth

INCOME (MONTH)			
VACANT	\$ 9,000.00	\$11/FT	9,000 SF
BAKERY	\$ 3,200.00	\$19/FT	2,000 SF
VACANT *	\$ 6,600.00	\$11/FT	6,700 SF
HVAC	\$ 1,400.00	\$11/FT	1,500 SF
VACANT *	\$ 6,500.00	\$11/FT	4K SF OF + 2K WH
OFFICES	\$ 1,300.00		1,000 SF
	<b>\$ 28,000.00</b>		<b>26,200 SF</b>

EXPENSES (YEAR)	
Taxes:	\$ 44,000.00
PSE&G	
Water	\$ 2,000.00
Sewer	
Insurance	\$ 8,000.00
Maintenance	
Elect/Util	
Garbage	
Miscellaneous	

<b>TOTAL INCOME:</b>	\$ 28,000.00 a month
	\$ 336,000.00 a year

<b>TOTAL EXPENSES:</b>	\$ 4,500.00 a month
	\$ 54,000.00 a year

Gross Operating Income	GOI	\$ 336,000.00
Total Operating Expenses	TOE	\$ 54,000.00
Net Operating Income	NOI	\$ 282,000.00

**\* TO BE USED BY PURCHASER**

PRICE	DOWN PAYMENT		LOAN AMOUNT	INTEREST RATE	TERM		MONTHLY MORTGAGE	YEARLY MORTGAGE	TRUE NET	CASH/CASH % RETURN ON DP	CAP (MIN 9%) NOI/Price
	%	Amount			Year	Months					
\$ 2,690,000.00	25.00%	\$ 672,500.00	\$ 2,017,500.00	5.00%	30	360	\$10,830.38	\$129,964.51	\$ 152,035.49	22.61%	10.48%

**NOTES:**

\*\*PERFECT FOR OWNER/USER OR INVESTOR. GREAT LOCATION - CLOSE TO ALL MAJOR HIGHWAYS. RTS 80, 46, 23, 20, 21,17 PARKWAY, TPKE.

8/18/2020

BAKERY LEASE TO 2/2024 + 3-5 YEAR OPTION (8 YEARS AT THIS LOCATION)  
 LIQUIDATORS LEASE TO 2/2024 + 1-5 YEAR OPTION (8 YEARS AT THIS LOCATION)  
 HVAC LEASE TO 2/2024 + WORKING ON OPTION (6 YEARS AT THIS LOCATION)

ROOF 6 YEARS OLD.  
 CEILING HEIGHTS: 8-9' OFFICES / 12-15' WAREHOUSE  
 ALARM SYSTEM (WET)  
 POWER, THRE-PHASE 800AMP.