

**Property:** 1600 54th Street, North Bergen, NJ 07047

**Type of dwelling:** Two Buildings (52 units)



**Unit Rents**

North Building	\$59,721 (current)	25 Units + Community Room
South Building	\$61,550 (projected)	25 Units + Gym
Washer Machines	\$2400.00	12 Washers + 12 Dryers

**Projected Gross rent roll:** \$1,457,652.00

**Expenses**

Taxes	\$232,940.00 (16% of gross rent)
Insurance	\$34,000.00
Property Management	\$72,793.00 (5% of rent)
PSEG	\$28,800.00
Suez	\$1,800.00
Sewer	\$1,000.00
Trash	\$14,400.00
Elevator	\$8,160.00
Verizon	\$5,040.00

**Total expense:** \$398,933.00

**NOI: \$1,058,719.00**