

181 Comstock St New Brunswick NJ 08901

Commercial Mixed use Building

Lower level Licensed Beauty Salon, Will be vacant at Closing

First level 2 bedrooms . Living room, Dining room, Kitchen and

Enclosed porch for Storage. Will be vacant at Closing

Rooming House with 4 rooms and Eat-Kitchen fully rented

Potential annual Income

Beauty Salon (Estimated rent)	\$ 24,000
First floor Apartment (Estimated rent)	\$ 24,000
Rooming House (Fully rented)	\$ 25,200
Total potential gross Operating income	\$ 73,200
Minus 5% Vacancy Factor	\$ 3,660
Effective Rental income	\$ 69,540

Annual Expenses

Insurance	\$ 1,086
Water & Sewer	\$ 2,808
Gas & Electric	\$ 4,182
Oil	\$ 1,702
Property Taxes \$	\$ 11.080
Total Annual Expenses	\$ 20,858
Net Operating income	\$ 48,682

Orlando Galindez, GRI, SRES, ABR, CDPE
Broker- Sales Representative

RE/MAX
FIRST REALTY

NJCAR Circle of Excellence Sales Award 1992-2007, 2009-2020
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Each Office Independently Owned And Operated

