



Mixed Use Building 5 Units TOTAL.

Asking: \$1,450,000

4 big 1 bedrooms units with room to grow. Currently fully rented with high quality tenants.

- Commercial Space:
 - Yoga Studio paying \$2,811.
 - They are 4 years into a 10 year lease with 3.5% automatic increases.
- Unit 1. \$1800
- Unit 2. \$1800
- Unit 3. \$1800
- Unit 4. \$1700

Taxes: \$15,828

Insurance: \$5,000

Water: \$1000 yearly

Flood Insurance: \$10,000

(Flood is high bc of Ida claim. Goes back down to \$2,500 yearly in 2027)

Brand new utilities in ALL units. Brand new waste line to the street (\$28,000) brand new 400 amp electrical outside (\$50,000)

Lots of room to grow. Amazing part of Bloomfield that's ever appreciating.

Net Yearly Income:

(\$9,911 x12) 118,932

Expenses Total: \$36,000