

# For Sale

**\$850,000.00**

*Legal 6 Family Dwelling*

*Lot size: 25x99.95*

[Watch Video of property by clicking HERE](#)



**208 38th Street, Union City**

**Profit & Loss Statement**

**Monthly**

| <b>RENTAL INCOME:</b>             | <u>Actual rents</u> | <u>Market rents</u> | <u>Annual Actual</u> | <b>Annual market</b> | <b>Lease expire</b> |
|-----------------------------------|---------------------|---------------------|----------------------|----------------------|---------------------|
| APT1 1st Fl- LR, Kit, 2Brs, 1bath | \$ 1,305.59         | \$ 2,000.00         |                      |                      |                     |
| APT2 1st Fl-LR, Kit, 2Brs, 1bath  | \$ 934.53           | \$ 2,000.00         |                      |                      |                     |
| APT3 2nd FL-LR, Kit, 2Brs, 1bath  | \$ 1,131.65         | \$ 2,000.00         |                      |                      |                     |
| APT4 2nd Fl- LR, Kit, 2Brs, 1bath | \$ 866.82           | \$ 2,000.00         |                      |                      |                     |
| APT5 3rd Fl-LR, Kit, 2Brs, 1bath  | \$ 1,600.00         | \$ 2,000.00         |                      |                      | <i>vacant</i>       |
| APT6 3rd Fl- LR, Kit, 2Brs, 1bath | \$ 1,378.75         | \$ 2,000.00         |                      |                      |                     |
|                                   |                     |                     |                      |                      |                     |
|                                   |                     |                     |                      |                      |                     |
|                                   |                     |                     |                      |                      |                     |
| <b>TOTAL INCOME</b>               | <b>\$ 7,217.34</b>  | <b>\$ 12,000.00</b> | <b>\$ 86,608</b>     | <b>\$ 144,000</b>    |                     |

| <b>EXPENSES:</b>            |              | Landlord Paid | Tenant Paid      |                   |  |
|-----------------------------|--------------|---------------|------------------|-------------------|--|
| Taxes                       | \$ 12,747.00 | yes           |                  |                   |  |
| Water                       | \$ 2,325.00  | yes           |                  |                   |  |
| sewer                       | \$ 3,547.00  | yes           |                  |                   |  |
| Insurance                   | \$ 5,300.00  | yes           |                  |                   |  |
| Heating                     | \$ 5,410.00  | yes           |                  |                   |  |
| Gas                         |              |               | yes              |                   |  |
| Electric                    |              |               | yes              |                   |  |
| Maintenance & Repairs       | \$ 3,500.00  |               |                  |                   |  |
| Utilities (common)          | \$ 1,150.00  |               |                  |                   |  |
| <b>Total expenses</b>       |              |               | <b>\$ 33,979</b> | <b>\$ 33,979</b>  |  |
| <b>Net Operating Income</b> |              |               | <b>\$ 52,629</b> | <b>\$ 110,021</b> |  |



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