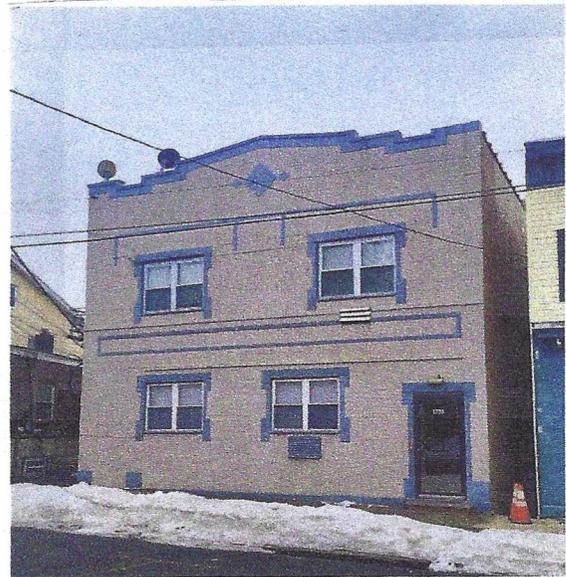


467 HUDSON ST. | HACKENSACK, NJ 07601



FOR SALE

**6 UNIT INVESTMENT
PROPERTY**



Agent Dod Geges

201-832-1214

Dodgeges@gmail.com

WWW.KWCITYVIEWS.COM



Keller Williams is please to present a 6 unit multy-family investment property in Hackensack, Nj 07601.

With many benefits a new owner can aquire and transform this building to money making investing property, rather is your first property or adding to your portfolio oppurtunity knocks.

Situated near all major highways, Buses to NYC, Shopping, major retailers near by, this investment property makes it easy to get a tenant on turnover, however this is fully rented and has a record of units renting within couple of days when listed.

467 Hudson St has been family owned and operated for the past 11yr and, with a family owning a plumbing business this property was kept well and in top condition.

Property offers parking spaces on the back of building which tenants park on first come first serve basis, but the new owner can easily at the end of current lease rent them to tenants for extra income as to rents being below market rate.

Owner has made many investments and improvements on this property such water heaters, electric updates, plumbing updates, 3 of the units are renovated recently all hallways painted, new stairwell carpet, new Camera system, etc.

Oportunities like this they don't come often around, please call me to schedule a tour, need 24 hours to show.

Dod Geges
Sales Associate
Office Phone: (201) 592-8900
Contact Phone: (201) 832-1214
dodgeges@gmail.com
Keller Williams CityViews Realty
2200 Fletcher Ave F. Lee, NJ 07024



	UNIT#	CURRENT RENT	LEASE EXPIRATION DATE	PRO FORMA
1	APT1A STUDIO	\$1325	7/31/2026	\$1450
2	APT1B, 1BR 1BATH	\$1750	MTM	\$1800
3	APT1C. 1BR 1BATH	\$1750	7/31/2026	\$1800
4	APT2A. STUDIO	\$1153	11/30/2026	\$1400
5	APT2B. 1BR 1BATH	\$1428	12/31/2026	\$1800
6	APT 2C. 1BR 1BATH	\$1750	12/31/2026	\$1800
	LAUNDRY	\$180		\$180
	TOTAL INCOME	\$9336 Month X12=\$112,032		\$10,230 MONTH X12=\$122,760
	EXPENCES			
	TAXES	\$24,895		
	HEAT	TENANTS PAY		
	INSURANCE	\$3700		
	WATER	\$1440		
	PSE&G	\$1950		
	TOTAL	\$31,985		
		CAP RATE 5.25	NOI \$80,047	PRO FORMA \$90775

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