

**Roman Estates LLC
221 Chestnut Street
Toms River, NJ 08753**

Gross Annual Income (2 tenants):

\$27,600 – Unit A

\$27,600 – Unit B

\$55,200 – Total Income

Gross Annual Expense:

\$7,396 – Property taxes

\$1,891 – Property insurance

\$250 – Weed control

\$1,100 – Grass cutting

\$10,637 – Total Expense

Net Annual Income - \$44,563

Asking Price - \$750,000 / 6% cap

**Owner financing available with minimum 20% down.
Interest rate is dependent on Buyers credit, 7% – 10%,
3 – 5 year balloon.**

**All tenants pay rent payments and other pass-thru's
through 3rd party property management company,
Rent-Redi.com**

Total building SF – 1,825

Property dimensions - 185' X 105'

Wood frame construction with full basement

Property is 100% occupied – Leases available upon request

Property is not located in a flood zone

Zoned – R-90, residential

Property and Building Improvements:

- *New electrical service including new meter pans, exterior disconnect switches, breaker panels and breakers for all tenants.**

- *All new windows in Apt. B**

- *Apt. B totally renovated in 2025 i.e., flooring, walls, doors, bathroom, kitchen, granite counter tops, stainless steel appliances, washer/dryer, electrical wiring, breaker panels, new plumbing.**

- *All new vinyl fencing**

- *All new landscaping/walkways**

- *New exterior lighting**

- *New HVAC System (air handling unit and condenser) 2025 - Apt B**

- *New exterior entry door Apt B**

- *New wireless security cameras**

- *New H/W heater Apt A**

- *5 Year termite protection through Western Pest Control, August 2025 – July 2030**
- *Lifetime Lead-free paint certification Certificate issued 05/2025**
- *New parking lot**

**Roman Estates LLC
221 Chestnut Street
Toms River, NJ 08753**

Unit - Apt A, 950 SF

Tenant – Married couple, one child

Description – Recently renovated (date?) - 2 bed, 1 bath, full appliance package (no microwave), washer & dryer, on site lockable storage unit.

Rent - \$2,200/month (increase to \$2,300, 09/26)

Term – 1 Yr, 09/01/2025 - 08/31/2026

Utilities – Tenant pays the following:

- *Electric**
- *Sewer**

- *Gas**
- *Internet**
- *Telephone**
- *Cable**

Renewal – Annual

Security Deposit – 1 ½ month

**Roman Estates LLC
221 Chestnut Street
Toms River, NJ 08753**

Unit – Apt B, 875 SF

Tenant – Single tenant

Description – Fully renovated in 2025 - 2 bed, 1 bath, full appliance package, washer & dryer, on site lockable storage unit.

Rent - \$2,200/month (increase to \$2,300, 12/01/2026)

Term – 1 Yr, 12/01/2025 – 11/30/2026

Utilities – Tenant pays the following:

- *Electric**
- *Sewer**
- *Gas**
- *Internet**

***Telephone**
***Cable**

Renewal – Annual

Security Deposit – 1 ½ month