

610-612 12th Street

UNION CITY, NJ



EXPENSES

	2023	2024
Taxes	\$56,086	\$53,432
Insurance	\$3,600	\$3,600
Electricity (Building only)	\$1,440	\$1,440
Fire Alarm	\$1,560	\$1,560
Sprinkler	\$2,880	\$2,880
Sewer	\$440	\$440
Total	\$66,006	\$63,352

ASKING PRICE: \$3,798,000

	2023	2024
Expenses	\$66,006.00	\$63,352.00
Annual Gross Income	\$235,740.00	\$245,760.00
Net Operating Income	\$169,734.00	\$182,408.00
Cap Rate	4.40%	4.80%

COMBINED RENT ROLL: 2023

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	Annual
Unit 1	\$4,710	\$4,710	\$4,710	\$4,710	\$4,710	\$4,710	\$4,710	\$4,710	\$4,710	\$4,710	\$4,710	\$4,710	\$56,520
Unit 2	\$4,535	\$4,535	\$4,535	\$4,535	\$4,535	\$4,535	\$4,535	\$4,535	\$4,535	\$4,535	\$4,535	\$4,535	\$54,420
Unit 3	\$4,685	\$4,685	\$4,685	\$4,685	\$4,685	\$4,685	\$4,685	\$4,685	\$4,685	\$4,685	\$4,685	\$4,685	\$56,220
Unit 4	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	\$58,800
Garage	\$815	\$815	\$815	\$815	\$815	\$815	\$815	\$815	\$815	\$815	\$815	\$815	\$9,780
Total	\$19,645	\$19,645	\$19,645	\$19,645	\$19,645	\$19,645	\$19,645	\$19,645	\$19,645	\$19,645	\$19,645	\$19,645	\$235,740

COMBINED RENT ROLL: 2024

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	Annual
Unit 1	\$4,850	\$4,850	\$4,850	\$4,850	\$4,850	\$4,850	\$4,850	\$4,850	\$4,850	\$4,850	\$4,850	\$4,850	\$58,200
Unit 2	\$4,805	\$4,805	\$4,805	\$4,805	\$4,805	\$4,805	\$4,805	\$4,805	\$4,805	\$4,805	\$4,805	\$4,805	\$57,660
Unit 3	\$4,895	\$4,895	\$4,895	\$4,895	\$4,895	\$4,895	\$4,895	\$4,895	\$4,895	\$4,895	\$4,895	\$4,895	\$58,740
Unit 4	\$5,050	\$5,050	\$5,050	\$5,050	\$5,050	\$5,050	\$5,050	\$5,050	\$5,050	\$5,050	\$5,050	\$5,050	\$60,600
Garage	\$880	\$880	\$880	\$880	\$880	\$880	\$880	\$880	\$880	\$880	\$880	\$880	\$10,560
Total	\$20,480	\$20,480	\$20,480	\$20,480	\$20,480	\$20,480	\$20,480	\$20,480	\$20,480	\$20,480	\$20,480	\$20,480	\$245,760