



**\$1,650,000**

**86 Center Street Clifton**

**6 Residential Units (15 bedrooms / 6 bathrooms)**

**Separate Utilities (Except Cold Water and Sewer)**

Rents

Unit #	Monthly Rent	Style
1	\$ 1,800.00	1 Bedroom
2	\$ 2,150.00	2 Bedroom
3	\$ 2,000.00	3 Bedroom
4	\$ 2,050.00	3 Bedroom
5	\$ 1,600.00	3 Bedroom
6	\$ 2,000.00	3 Bedroom
<b>Total Monthly Income</b>	<b>\$ 11,600.00</b>	
<b>Annual GOI</b>	<b>\$ 139,200.00</b>	

Expenses (Annual)

<b>Taxes</b>	<b>\$ 15,904.00</b>
<b>Insurance</b>	<b>\$ 7,000.00</b>
<b>Water &amp; Sewer</b>	<b>\$ 1,000.00</b>
<b>Electric</b>	<b>\$ 100.00</b>

**Total Expenses \$ 24,004.00**

**NOI = \$ 115,196.00**



**Ilia Veskov,**  
Sales Associate

**973-600-1970**

All apartments are separate utilities (Gas HW BB heat), all boilers have been replaced

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.