



**BUILDING
FOR
SALE
28,524 SF**

**Present
Use**

**15
Classroom
School**

137 Ellison Street, Paterson

\$3,500,000

APPROX. 9% CAP CASH/CASH

**NEED A 1031 EXCHANGE LOOKING FOR INVESTMENT
OR TO RUN YOUR OWN SCHOOL?**

28,524 SF BUILDING

PRESENTLY RENTED 15 CLASSROOMS

Centrally Located in The Center of Town

Near City Hall, Public Safety Building, Passaic County Community College,

Public Parking, Near Mass Transit Bus at Corner, Train 1 ½ Blocks,

Close to All Major Highways Routes 19, 20, 3, 80, 46, Parkway.



**Alexandra
Constandinou**

REALTOR®

Cell: (973) 634-8853



**NEW JERSEY
REALTORS®**
Circle of Excellence Sales Award®



"The Established Leader"

Since 1978

Office: (973) 340-1202

1624 MAIN AVE. CLIFTON, NJ. 07011

**Nicholas
Tselepis**

BROKER/OWNER

Cell: (973) 725-3778



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Return on Investment (ROI)

Changeable info

Address: 137 ELLISON ST
PATERSON

Info: 28,524 SQ FT SCHOOL - LEASE ENDS 6/30/29 @ 13.50/FT -- 15 CLASSROOMS + 2 CAFETERIAS - 375 STUDENTS

Income [month]	
Entire Building	\$ 29,974.67
Taxes	\$ 2,083.00

Expenses [Year]	
Taxes:	\$ 45,000.00
Insurance	\$ 20,000.00
Maintenance	\$ 10,000.00

Total Income:	\$ 32,057.67 a month
	\$ 384,692.04 a year
Total Expenses:	\$ 6,250.00 a month
	\$ 75,000.00 a year

Gross Operating Income	GOI	\$ 384,692.04
Total Operating Expenses	TOE	\$ 75,000.00
Net Operating Income	NOI	\$ 309,692.04

TAXES \$70,000 - SCHOOL PAYS 25,000 = OWNER PAYS 45,000 ANY INCREASE TO TAXES, TENANT PAYS 50% INCREASE BASE YEAR (2025-2026)

Price	DP		Loan Amount	Interest Rate	Term		Monthly mortgage	Yearly mortgage	True net	Cash/Cash % return on DP	Cap NOI/Price
	%	Amount			Year	months					
\$ 3,500,000.00	30%	\$ 1,050,000.00	\$2,450,000.00	6.50%	30	360	\$15,485.67	\$185,828.00	\$ 123,864.04	11.80%	8.85%

RENT: 7/1/25 - 6/30/26 \$29,974.67 / 359,696.02

7/1/26 - 6/30/27 \$30,873.91 / 370,486.90

7/1/27 - 6/30/28 \$31,800.13 / 381,601.51

7/1/28 - 6/30/29 \$32,754.13 / 393,049.55