

80 Paterson Ave, Jersey City, NJ

Asking Price: \$1,325,000

Property Details: 80 Paterson St, Jersey City, NJ

6 Residential Units

1 (1BR + 1 BA)

4 (2BR + 1BA)

1 (3BR + 1 BA)

Property Expenses:

	Actual	Exp Per Unit	% of Total Exp	% of Total In
Real Estate Taxes (2023)	\$ 16,524.00	\$ 688.50	46.76%	14.45%
Insurance	\$ 6,000.00	\$ 250.00	16.98%	5.25%
Water & Sewer	\$ 3,400.00	\$ 141.67	9.62%	2.97%
Property Manager	\$ 1,920.00	\$ 80.00	5.43%	1.68%
Maintenance	\$ 2,791.00	\$ 116.29	7.90%	2.44%
Heat	\$ 4,700.00	\$ 195.83	13.30%	4.11%
Total Expenses:	\$ 35,335.00	\$ 1,472.29	100.00%	30.89%

Gross Monthly Income: \$ 117,912.00

Less 3% Vacancy Rate: \$ (3,537.36)

Effective Income: \$ 114,374.64 100.00%

Property Expenses: \$ 35,335.00 30.89%

Net Operating Income: \$ 79,039.64 69.11%

