



AVAILABLE FOR SALE
5 UNIT MULTIFAMILY BUILDING
2 SHREWSBURY DRIVE, RUMSON, NJ 07760

- **ASKING PRICE: \$3,150,000**
- **4 ONE BEDROOM UNITS BUILDING WITH A 2 BEDROOM COTTAGE**
- **ALL MARKET RATE UNITS**
- **ONSITE PARKING**
- **WALKING DISTANCE TO SEA BRIGHT BEACHES**

BERKSHIRE
HATHAWAY
HOMESERVICES | **FOX & ROACH,**
REALTORS®

FOR MORE INFORMATION:

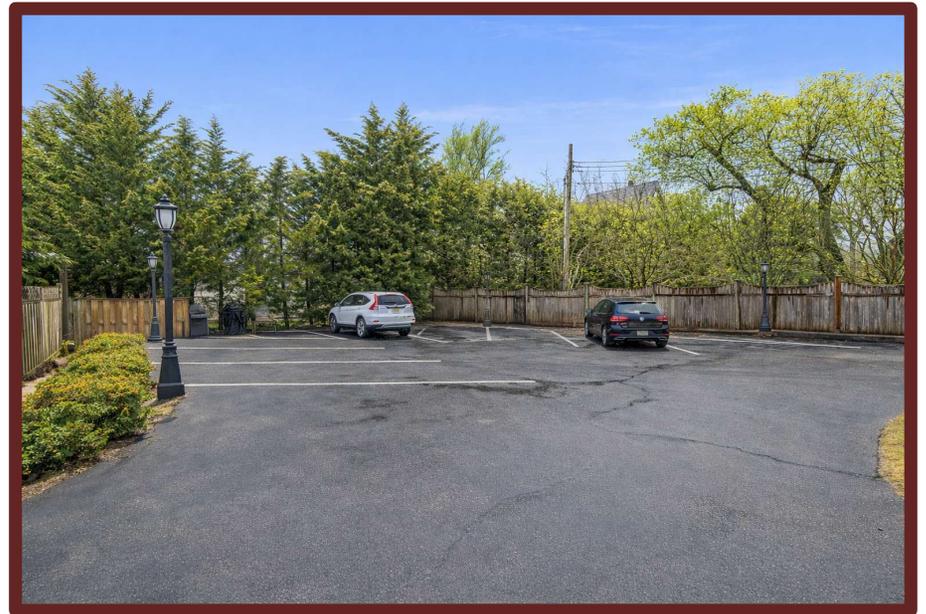
PJ ROTCHFORD

PHILIP.ROTCHFORD@FOXROACH.COM

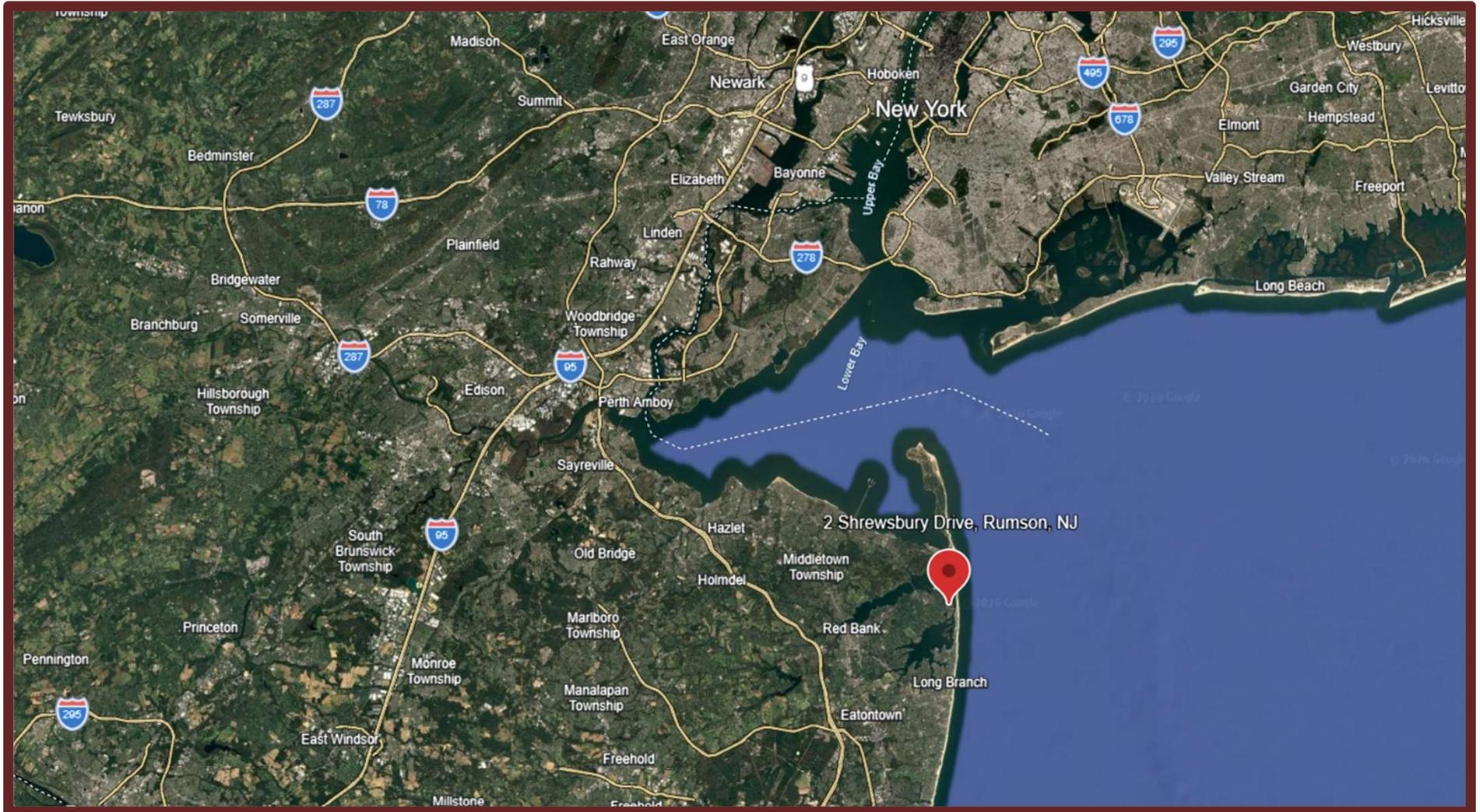
OFFICE: (732) 530-2800

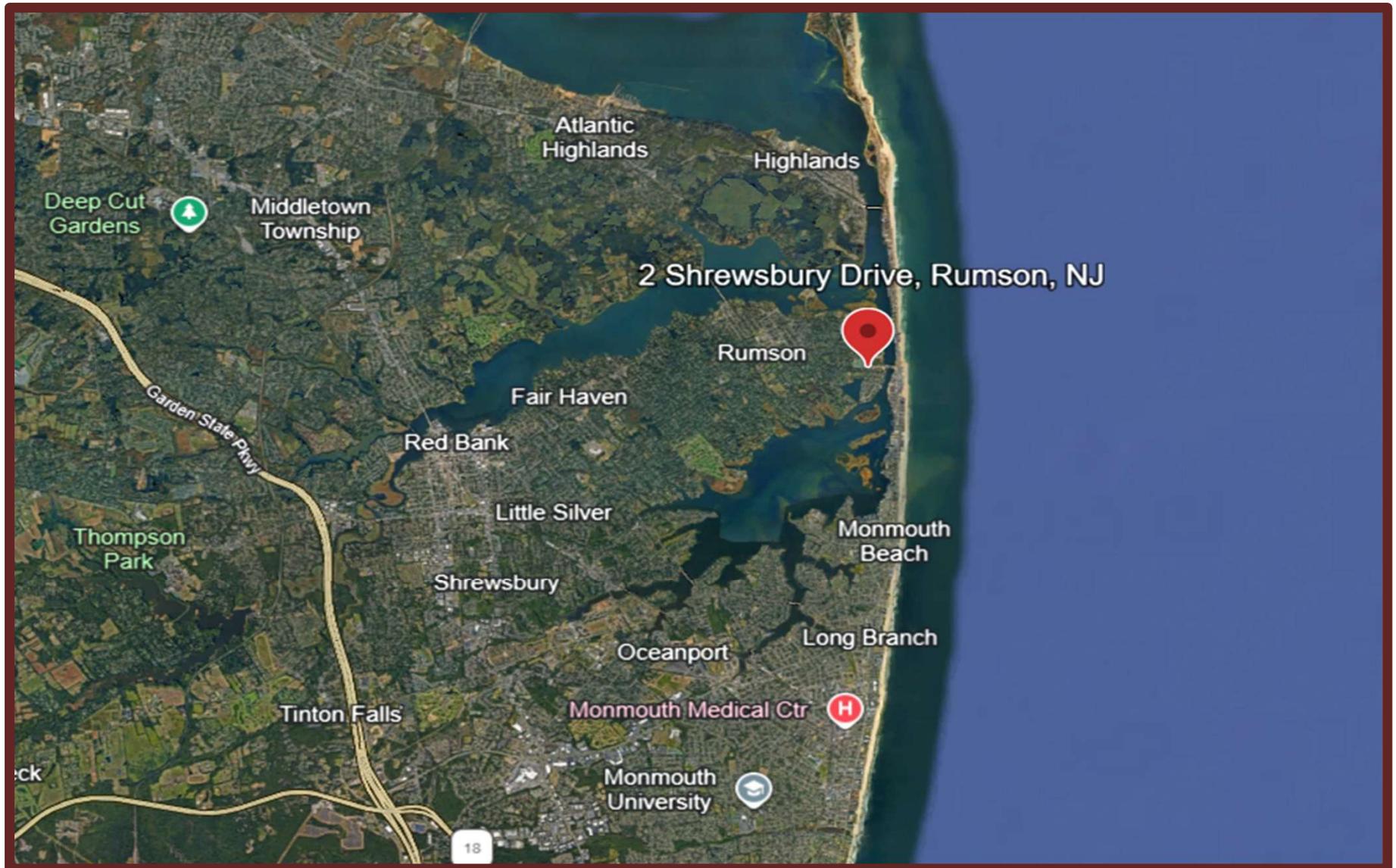
CELL: (732) 245-5772

BERKSHIRE HATHAWAY FOX & ROACH
110 AVE OF TWO RIVER, RUMSON, NJ 07760



2 Shrewsbury Drive - Proforma Income and Expenses			
Units	Bedrooms	Month	Annual
Proforma Income			
2 Shrewsbury Drive, Apt. 1	1	\$2,900	\$34,800
2 Shresbury Drive, Apt #2	1	\$2,900	\$34,800
2 Shrewsbury Drive, Apt #3	1	\$2,900	\$34,800
2 Shrewsbury Drive, Apt #4	1	\$2,900	\$34,800
2 Shrewsbury Drive, Cottage	2	\$3,400	\$40,800
Total Income	6	\$15,000	\$180,000
Estimated Expenses			
2025 Property Taxes		\$1,179	\$14,145
Electric		\$250	\$3,000
Insurance		\$833	\$10,000
Landscaping and Snow Removal		\$458	\$5,500
Repairs and Maintenance		\$1,250	\$15,000
Sewer		\$208	\$2,500
Total Expenses		\$4,179	\$50,145
Proforma NOI		\$10,821	\$129,855

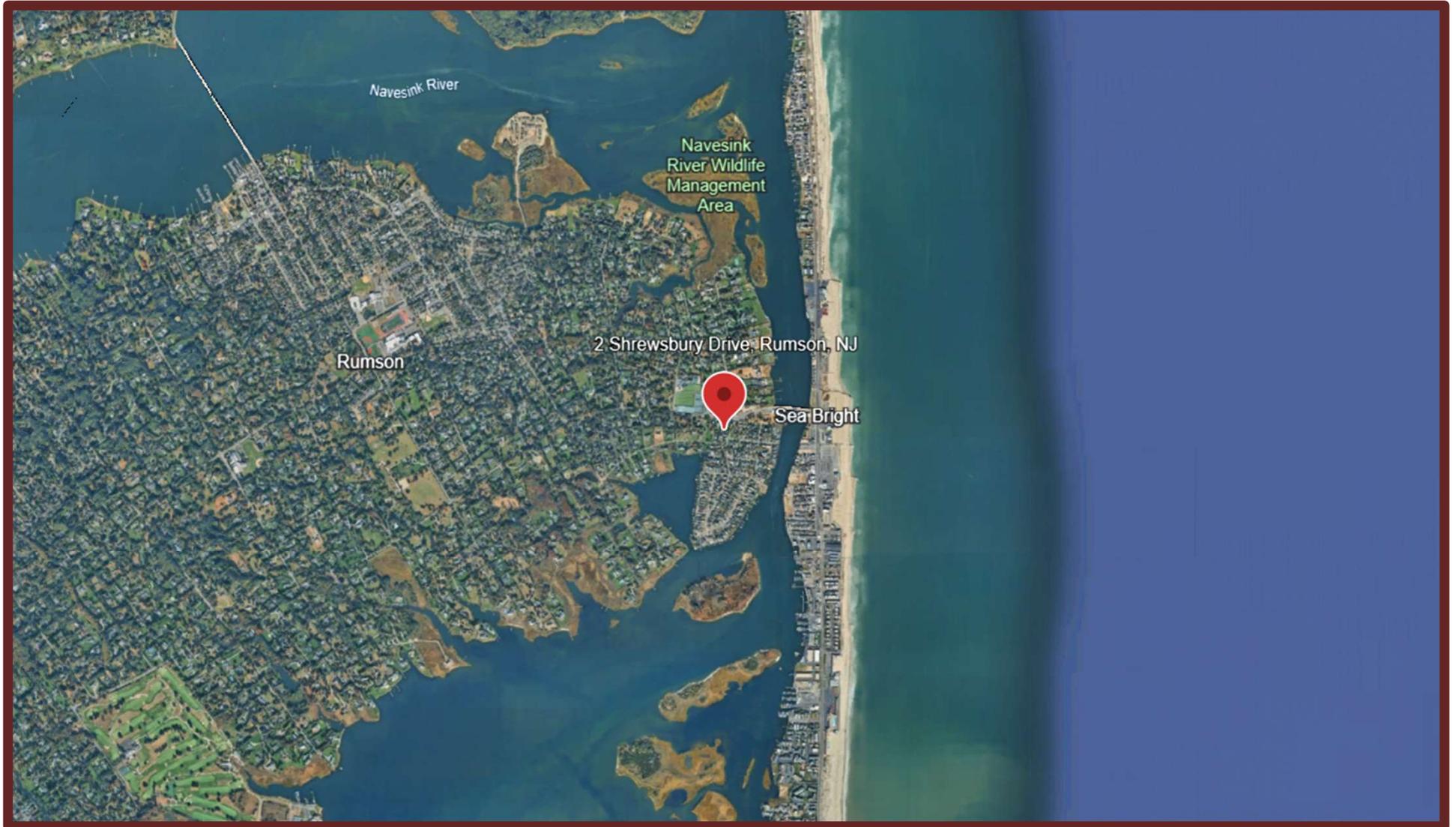


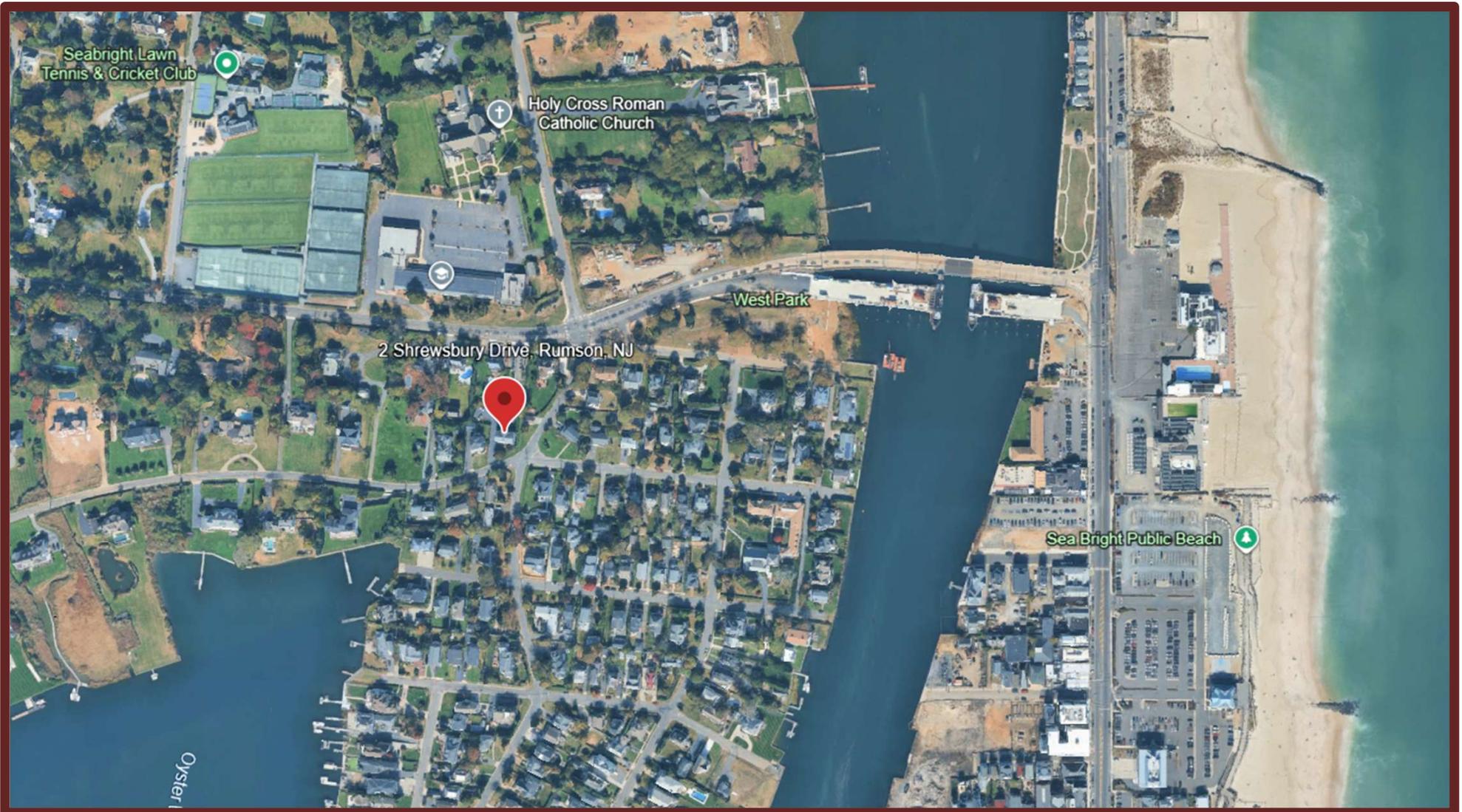


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**PROSPECTIVE SITE
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Information contained herein is believed to be reliable but is not guaranteed, and Seller and Seller's broker make no representation or warranty as to its accuracy or completeness. Prospective purchasers shall rely solely on their own independent due diligence and not on this Offering Memorandum or any statements made, except as expressly set forth in a fully executed written agreement.