

INVESTMENT PROPERTY

# Income & Expense Summary

100 Claremont Ave, Verona, NJ 07044



**\$900,000**

Listing Price

**3 + Garage**

Residential Units

**\$36,046**

Net Operating Income

**6.82%**

Gross Yield

## PROPERTY OVERVIEW

Address	100 Claremont Ave, Verona, NJ 07044	Listing Price	\$900,000
Property Type	Multi-Family	Units	3 Residential + 1 Garage
Report Period	Jan 2025 - Dec 2025		

## PROPERTY DESCRIPTION

Stabilized 3-unit property delivering strong current income with built-in upside. All units are leased, generating \$4,887.50/month in residential rents plus \$230/month from a separately rented garage — \$61,410 gross annually. The unit mix of two 2BR/1BA and one 1BR/1BA is fully separately metered, with tenants paying their own utilities, keeping operating expenses low and cash flow predictable. In-basement laundry and assigned parking are included for each unit.

Current rents sit below market: comparable units in Verona support an additional \$200/month per unit at lease expiration, providing a clear path to increased returns without renovation. Lease expirations stagger through 2026, offering stabilized income today with natural rent reset opportunities ahead.

Verona's rental demand remains strong, driven by top-rated schools, a walkable downtown, and direct NYC transit access — fundamentals that support low vacancy and durable long-term returns. A clean, income-producing asset in a high-demand market, ideal for the buy-and-hold investor looking to add a performing property to their portfolio.

## RENT ROLL

UNIT	MONTHLY	ANNUAL	% OF TOTAL
Unit 1 · 2BR/1BA	\$1,897.00	\$22,764.00	37.07%
Unit 2 · 2BR/1BA	\$1,775.50	\$21,306.00	34.69%
Unit 3 · 1BR/1BA	\$1,215.00	\$14,580.00	23.74%
Garage · —	\$230.00	\$2,760.00	4.49%
<b>TOTAL</b>	<b>\$5,117.50</b>	<b>\$61,410.00</b>	

## INCOME & EXPENSE REPORT — 2025

ACCOUNT	ANNUAL	%
<b>INCOME</b>		
Unit 1 – 2BR/1BA (\$1,897/mo)	\$22,764.00	37.07%
Unit 2 – 2BR/1BA (\$1,775.50/mo)	\$21,306.00	34.69%
Unit 3 – 1BR/1BA (\$1,215/mo)	\$14,580.00	23.74%
Garage (\$230/mo)	\$2,760.00	4.49%
<b>TOTAL INCOME</b>	<b>\$61,410.00</b>	

<b>EXPENSES</b>		
<b>PROPERTY EXPENSES</b>		
Estimated Property Tax	-\$13,915.32	-22.66%
Repair	\$2,000.00	3.26%
Water and Sewer	\$2,207.76	3.59%

Administrative Expenses	\$261.00	0.43%
Management Fees	\$5,400.00	8.79%
Insurance	\$1,580.00	2.57%
<b>TOTAL EXPENSES</b>	<b>\$25,364.08</b>	

<b>NET OPERATING INCOME</b>	<b>\$36,045.92</b>
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