

250-258 Degraw Ave. Teaneck NJ 07666

Price: \$2,500,000

Income (Monthly)

Property	Rent	Lease	Sqft	Notes
APT1	\$ 1,375.00	M to M	500	
Apt2	\$ 1,600.00	Oct. 2026	500	
APT3	\$ 1,800.00	Owner Occupied	600	
Office	\$ 2,500.00	Vacant	900	
Store1	\$ 9,500.00	3 Years	2100	Japanese Restaurant
Store2	\$ 3,009.00	3 Years	600	Chicken Store
store3	\$ 2,456.00	3 Years	700	Deli

Total:	\$ 22,240.00
Annual Total:	\$ 266,880.00

Expense (Yearly)

Property Tax	Insurance	Gas	Water	Garbage
\$ 36,779.12	\$ 10,323.85	\$ 1,500.00	\$ 720.00	\$ 2,160.00
Total:	\$ 51,482.97			

Parking Spots	10
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Net Income	\$ 215,397.03
Cap Rate	8.6%

**Both Building Full Basemnt
Attic 1000SF**