

# INCOMES & EXPENSES

Property Address: 1716 Bergenline Ave Union City NJ 07087

Block # 90 Lot# 16

## Monthly Income:

1. \$1,450.00 Store #1 Tax
2. \$1,260.00 Store #2
3. \$1,278.82 Studio
4. \$1,278.82 Studio
5. \$1,217.93 2 Bedroom
6. \$1,613.15 2 Bedroom
7. \$1,694.33 2 Bedroom
8. \$1,765.98 2 Bedroom

Number of Units 8

Monthly Gross: \$ 11,559.03 Annual Gross Income \$ 138,708.36

## Annual Expense / Year

Taxes: \$18,637.08

Insurance: \$5,400.00

Water / Sewer: \$6,533.00

PSEG / Utilities \$550.00

Heat: \$6,600.00

Management: \$ \_\_\_\_\_

Other: \$ \_\_\_\_\_

NOI: (Net Operating Income)  
\$100,988.00

Total Annual Expenses: \$37,720.08



**Rent Leveling Board - City of Union City - Annual Registration Statement**

Mayor Brian P. Stack Dept. of Revenue & Finance Kennedy Ng, Administrator

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DATE 12/15/24 LAST R. REGISTRATION DATE 11/1/24 PRESENT R. REG. EFFECTIVE DATE 2/1/25

1) PROPERTY ADDRESS 1716 Bergentine Ave (AKA) 2) BLOCK & LOT 9D, 16 3) TOTAL OF UNITS/APART/COMMERCIAL 6 4) TOT. 917 5) LANDLORD'S NAME 1716 Bergentine LLC 6) LAND LORDS'S NAME & MAIN ADDRESS (NO P.O.BOX) 12 East 37<sup>th</sup> Street, 2<sup>nd</sup> Floor 7) EMERGENCY PHONE NO. 9436

8) SUPERINTENDENT'S NAME Hecker Perez 9) ADDRESS AND APT. # 1716 Bergentine Ave, Apt 3 11) IS HEAT INCLUDED IN RENT? YES

12) TYPE OF HEAT PROVIDED Gas 13) IF OIL, COMPANY \_\_\_\_\_ 14) PHONE NUMBER \_\_\_\_\_

15) ARE UTILITIES INCLUDED? IF SO: STATE WHAT UTILITIES Hot water paid by landlord 16) OTHER SERVICES PROVIDED BY LANDLORD \_\_\_\_\_

A registration fee of \$40.00 (each increase) shall accompany this statement and a copy of same shall be filed with the Rent Leveling Board Office, 30 days prior to any increase and on each Anniversary thereafter. Failure to register or filing a false registration statement shall be punishable by summons and fine not to exceed \$1000.00. A copy of the annual registration statement shall be presented to any tenant upon demand. Upon change of ownership, please advise any new owner to re-file with the Rent Leveling Board Office immediately. NOTE: The filing of Rent Registration statement does not constitute a finding by the Rent Leveling Board Administrator or the Rent Leveling Board that the rent contained in the statement is the legal rent for the apartment. IF OIL COMPANY IS CHANGED, HEALTH DEPT. AND THE RENT LEVELING BOARD MUST BE NOTIFIED. Under penalties of perjury, I declare that I have examined this Registration Statement, I have supplied the information stated herein, and that the information set forth is true and accurate.

Name Sara Esh Signature [Signature] Date 12/12/24

17) Tenant's Name	18) Senior Citizen Yes/No	19) Number of rooms	20) Current base rent	21) Annual Increase CPI	22) New Base Rent	23) Hardship	24) Cap. Improvement Exp. Date:	25) IMPAIRURA	26) Total Rent Due
Florencia castillo	Y-N	1	1241.58	37.24					1278.82
Lishang Castro	Y-N	1	1241.58	37.24					1278.82
Hecker Perez	Y-N	3	1182.46	35.47					1217.93
Angel mutica	Y-N	3	1566.17	46.98					1613.15
Egü Velasquez	Y-N	3	1644.99	49.34					1694.33
Yirvette Garcia	Y-N	3	1744.55	51.43					1765.98
	Y-N								
	Y-N								

DO NOT WRITE BELOW THIS LINE. MAIL TO: RENT LEVELING BOARD 3715 PALMSIDE AVE UNION CITY NJ 07087 TELEPHONE - 201-344-5734 REVISOR October 2017

MAKE CHECK PAYABLE TO: CITY OF UNION CITY RECEIVED 11/3/25 CHECK / NO # 2100 RECEIPT # 29935 RENT Reg. # 891