

FOR SALE

120 MAIN ST, SOUTH BOUND BROOK



4-UNIT MIXED-USE BUILDING |
2 STOREFRONTS | 2 APARTMENTS
\$849,000

120 MAIN ST, SOUTH BOUND BROOK

4-unit mixed-use building | 2 Storefronts
| 2 Apartments

SALE PRICE: \$849,000



INCOME

3 Bedroom Apt.

(Tenant pay all utilities including water)

- \$2,900/month
- Tenant pays all utilities
- \$34,800/year

1 Bedroom Apt

(Tenant pay all utilities including water)

- \$1,200/month
- \$14,400/year

Storefront (Retail)

(Tenant pay water, electricity & sewer \$125/month)

- \$1,732/month (+\$125/month Sewer Bill)
- 5-year lease
- \$20,772/year

Storefront (Medical Office)

(Tenant pay all utilities + sewer & water)

- \$2,500/month
- Tenant pays all utilities
- \$30,000/year

Total Rental Income:

\$99,972/year

EXPENSES

Taxes (includes trash removal):

\$18,000/year

Insurance:

\$3,000/year

**Miscellaneous (Sewer Bill,
Township Fees & Snow Cleaning):**

\$3,500/year + sewer bill

Total Expense:

\$24,500/year

Water, sewer, electric, and gas are all separately metered.

SUMMARY

Net Operating Income (NOI):

\$75,472/year

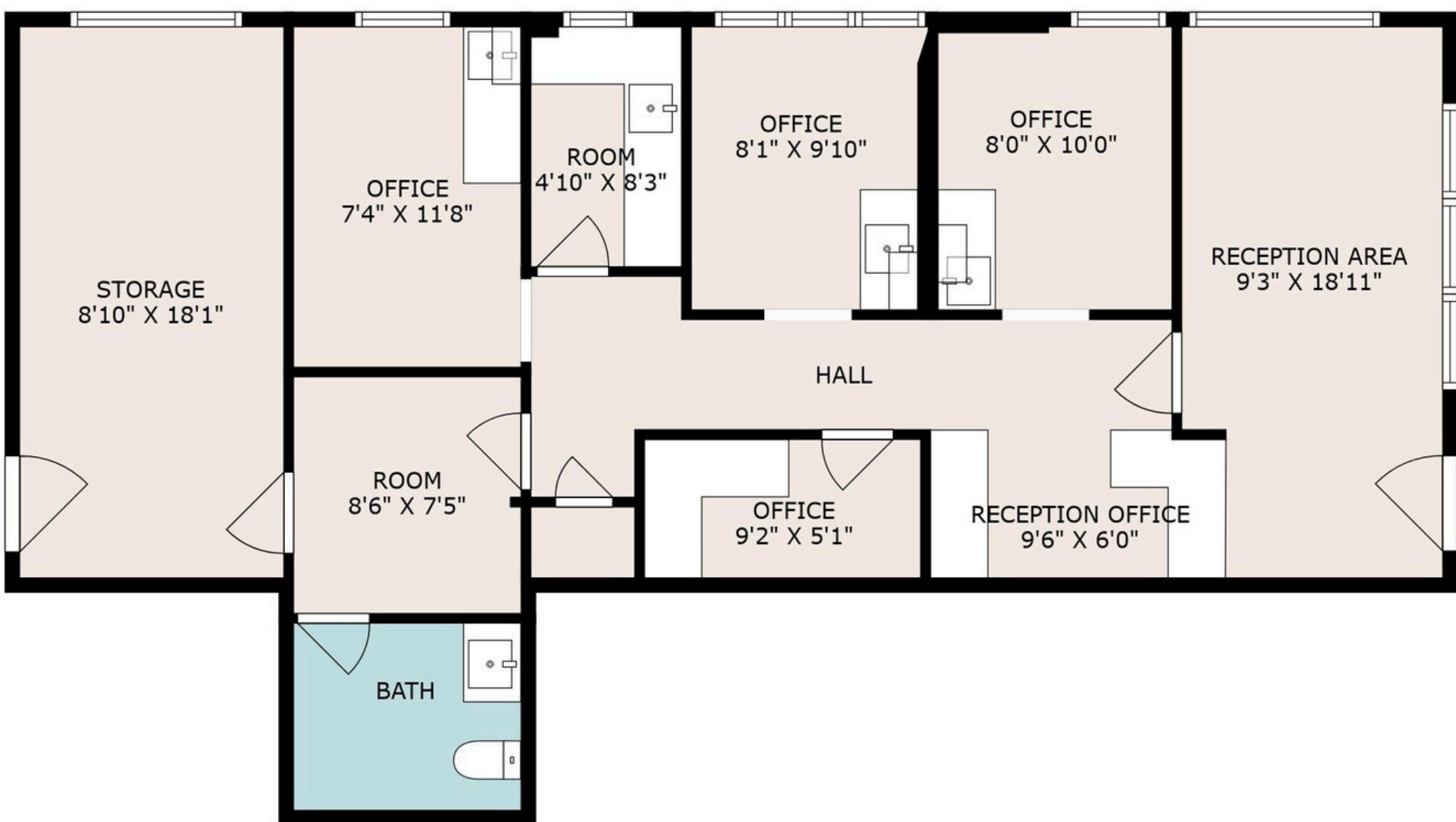
Sale Price:

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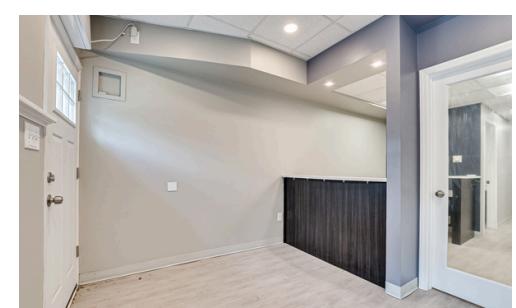
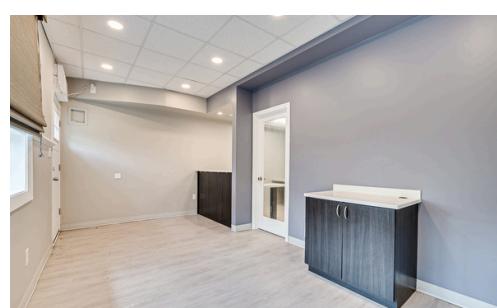
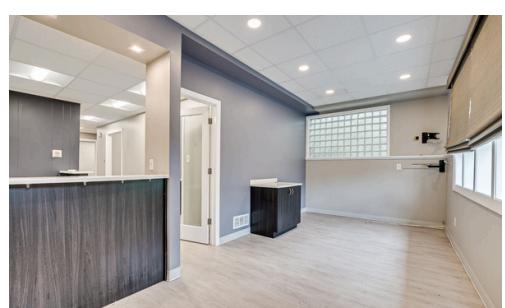
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State Broker of Record Located at: 16 Pearl Street, Suite#218, Metuchen, NJ 08840, (866) 201 6210 EXT 4431

***info deemed RELIABLE but NOT GUARANTEED - ALL room sizes are approx.**