

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

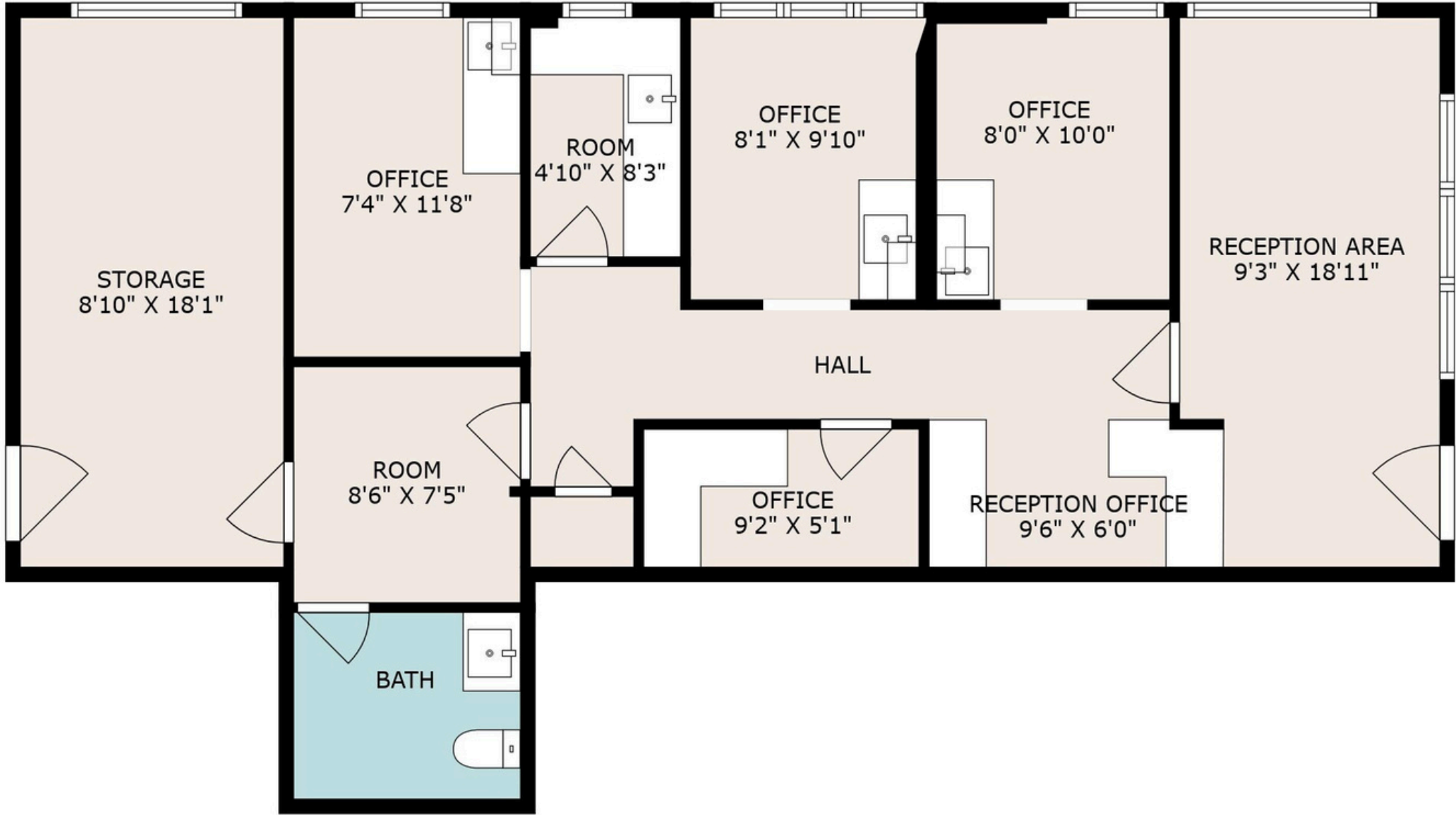
Net Operating Income (NOI): \$75,472/year

Sale Price: \$849,000

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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.**