

743 Harrison Ave, Harrison, NJ

Sales Price: \$2,350,000

Cap Rate: 6.3%

Actual & Pro-Forma Financial Statement

Income

Unit #	Description	Monthly Rent	Annual Rent
Apt 1	Studio	1,200	14,400
Apt 2	Studio	1,100	13,200
Apt 3	2-BR	1,900	22,800
Apt 4	2-BR	1,900	22,800
Apt 5	2-BR	1,900	22,800
Apt 6	2-BR	1,900	22,800
Apt 7	2-BR	1,900	22,800
Apt 8	2-BR	1,800	21,600
Store	Commercial	1,900	22,800
Total Rents		15,500	186,000

Expenses

Category	Description	Annual Expense
Annual Property Taxes		18,981
Annual Insurance		11,424
Utilities	Water + Sewer	4,200
Utilities	Electric (Common Area)	1,100
Total Expenses		37,481
Net Operating Income		149,695
Cap Rate		6.3%