

# 231 MARKET STREET PATERSON, NJ

- Fully stabilized mixed-use property.
- Turnkey income producer, ideal for 1031 Exchange investors.
- Low maintenance and steady cash flow.
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## Asking Price: \$3,500,000

Property Type: Mixed-Use (9 Apartments + 1 Retail Unit)

Occupancy: Fully Occupied

✓ **Gross Income \$242,400**

✓ **Operating Expenses \$57,800**

✓ **Net Operating Income (NOI) \$184,600**

✓ **Cap Rate (at Asking \$3.5MM) ≈ 5.3%**

### Income Summary

Unit Type	Count	Rent/Unit	Total Monthly
Studio	1	\$1,000	\$1,000
1-Bedroom	8	\$1,650	\$13,200
Commercial (Retail)	1	\$6,000	\$6,000
Total Monthly Income			\$20,200
Annual Gross Income			\$242,400

### Expense Summary

Category	Annual Cost
Property Tax	\$42,000
Fire Alarm	\$4,800
Water	\$2,000
Insurance	\$9,000
Total Annual Expenses	\$57,800

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