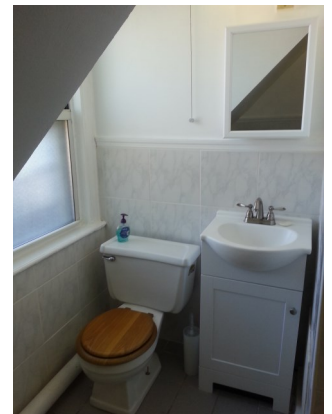
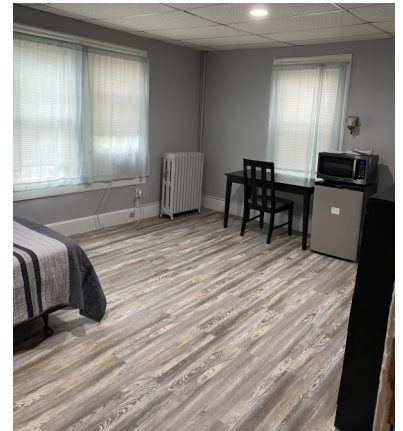
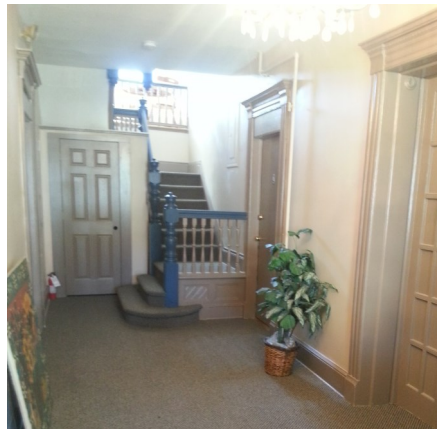
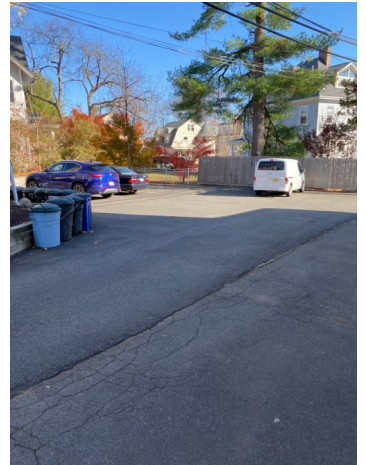


Great Multi Family Property!

Beautiful licensed Class A rooming house consisting of 3 Studio Apartments and 9 Private single occupancy rooms in desirable Montclair, NJ.



Many recent updates have been made to this property:

Exterior is vinyl sided with newer roof– approx 10-15 yrs
Common hallways were gutted, sheetrocked, new paint and commercial carpet.
New Gas furnace and chimney liner– 2021
New paved parking lot with parking for 6 cars- 2020
Both common Bathrooms have been remodeled- 2020
Most units have new paint and vinyl flooring
Emergency lighting and exit signage in common areas
Two coin-operated Washers and Dryers in basement laundry

Unit Breakdown is as follows:

First Floor: - 3 studio apts with full kitchen, bath, and bedroom in each
 - 1 single room with private bath, no kitchen

Second floor: - 4 single Rooms with Shared Bathroom in hall

Third Floor: - 4 Single rooms with shared bathroom in hall

This is a Turnkey Investment Property

Private rooms include Bed, Dresser, Mini Fridge, Microwave, Window A/C unit
Studio apts are rented unfurnished
All units are provided with utilities and wifi included with rent
All units rented on 1 year lease, no temporary tenants!
Weekly cleaning service cleans the hall and shared bathrooms
Landscaping service for lawn service and snow removal
On site operator takes trash out weekly and keeps an eye on house
Easy to rent, get 20+ calls for each vacancy– rents before tenant moves out!
Gross income over \$130k, net income over \$80k!!

For more information Contact:

Adam @ 973-650-2506 (call or text)

Adam@MyBiggestDebt.com

Unit	Floor	Description	Rent	Parking	Lease Date
1A	1	1 BR, Kitch, Ba apt		Y	Apr 22
1	1	Room w/ Pvt Ba (no kitchen)		N	Nov 21
2	1	Studio Apt w/ Kitchen & Ba		Y	Sep 21
3	1	Studio Apt w/Kitchen, Ba		Y	Jul 20
4	2	Private Room (shared bath in hall)		N	Feb 24
5	2	"		N	Jul 23
6	2	"		Y	May 25
7	2	"		N	Nov 12
8	3	Private Room (shared bath in hall)		N	Sep 22
9	3	"		N	Feb 20
10	3	"		Y	Dec 15
11	3	Smaller pvt room (shared bath in hall)		N	Sep 24
Total		Rents range from \$700-\$1,350	\$11,165		

PROPERTY ANALYSIS

GROSS RENTAL INCOME (\$11,165/ mo a/o 11/1/2025)	\$133,980
OTHER EST INCOME- COIN OPER LAUNDRY	<u>\$2,000</u>

TOTAL INCOME	\$135,980
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OPERATING EXPENSES

PROPERTY TAXES	\$16,871
INSURANCE	\$10,761
PSEG	\$12,150
WATER	\$1,115
SEWER	\$1,194
INTERNET	\$1,500
CLEANING	\$3,120
LANDSCAPING/ SNOW REMOVAL	\$4,268
STATE LICENSING	\$1,390
TRASH REMOVAL	\$1,800

TOTAL EXPENSES	<u>(\$54,169)</u>
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NET INCOME	\$81,811
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