

PROPERTY LOCATION: 171-173 FRANKLIN AVE NUTLEY NJ

RESIDENTIAL TENANTS	SF	% TAXES	BASE YEAR TAX	YEAR RENT	MONTHLY	
APARTMENT 2nd FL LEFT				\$ 15,000.00	\$ 1,250.00	
APARTMENT 1ST FL REAR				\$ 15,540.00	\$ 1,295.00	
APARTMENT 2ND FL RIGHT				\$ 18,420.00	\$ 1,535.00	
COMMERCIAL TENANTS						
CRAZY SAM FURNITURE	2572			\$ 36,000.00	\$ 3,000.00	
REAR WAREHOUSE	4620			\$ 44,400.00	\$ 3,700.00	Leased until 11/30/2026
ANNUAL RENTAL INCOME				\$ 129,360.00	\$ 10,780.00	
TOTAL INCOME						
EXPENSES						
INSURANCE					\$ 10,240.00	
WATER & SEWER					\$ 1,479.20	
TAXES					\$ 28,525.73	
SNOW REMOVAL					\$ -	Paid by Warehouse Tenant Per Lease Terms
FIRE ALARM					\$ 320.00	
TOTAL EXPENSES					\$ 40,564.93	
NOI					\$ 88,795.07	