

**179 Hackensack Plank Rd, Weehawken**

6 Family

Lot Size 27x125

Zoning R3

Valid green card until 2030

All rents registered in January 2026

**Income 2026 rent increase approved at 3%**

Unit	Beds	Baths	Rent	
#1	2	1	\$ 2,136	(\$1,786 Base + \$350 Parking)
#2	2	1	\$ 1,502	
#3	1	1	\$ 1,422	
#4	2	1	\$ 1,873	
#5B	1	1	\$ 1,153	
#6B	0	1	\$ 1,422	
			<b>Monthly \$</b>	<b>9,508</b>
			<b>Annually \$</b>	<b>114,096</b>

**Expenses**

Taxes	\$ 14,377
Insurance	\$ 8,000
PSEG	\$ 3,293
Water	\$ 2,383
Sewer	\$ 2,555
<b>Annually</b>	<b>\$ 30,608</b>

**List Price \$ 2,250,000**

**NOI \$ 83,488**

**Cap Rate 3.71%**

**Renovations Made Since 2024**

Apt 1	New Shower Floor & Plumbing	\$ 4,000
Apt 3	Farm House Closet Door	\$ 600
Apt 4	New Enclosed Deck	\$ 6,800
	Railing, Pickets, Spacers	\$ 576
	New Water Heater + Permit	\$ 6,487
	Kitchen Faucet	\$ 177
	Plumbing Repair	\$ 463
House	New Gutters	\$ 850
	Chimney & Pipe Repair	\$ 5,000
	Backyard New Siding	\$ 5,250
	Re-Cement Patio Floor in Backyard	\$ 1,500
	Junk Removal in Yard	\$ 250
	Brand New Porch Roof	\$ 5,000
	Brand New Anderson Windows	\$ 70,000
	Front Siding Repainted	\$ 4,000
APT 5B	New Closet	\$ 4,250
		<b>\$ 115,203</b>

**\*Information is deemed reliable but is not guaranteed.**