

\$1,380,000

Maridian Properties has been represent the listing and sale of this well maintained three-story, six -unit renovated building in highly sought after Bayonne, NJ.

Featuring:

Five 2-Bedroom 1 Bath Units
One 1-Bedroom 1 Bath Unit

Private Backyard
Updated Kitchens
Newer Bathrooms
Hardwood Floors
Separate Utilities
New Washer/Dryer Room in
Finished Basement
Walking Distance to
Dining, Shopping,
Entertainment &
Transportation.

**13 WEST 17TH STREET
BAYONNE, NJ 07002
GREAT INVESTMENT OPPORTUNITY**



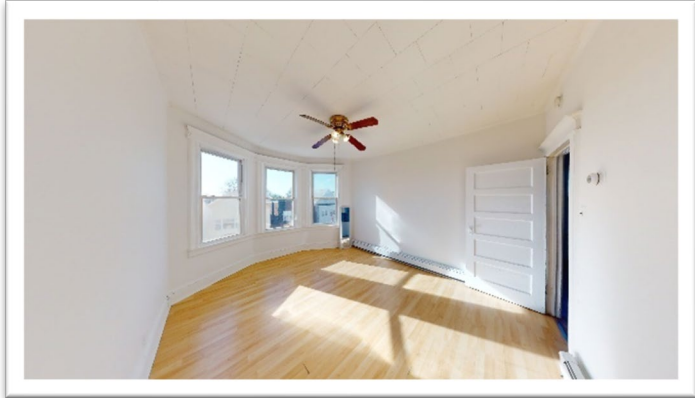
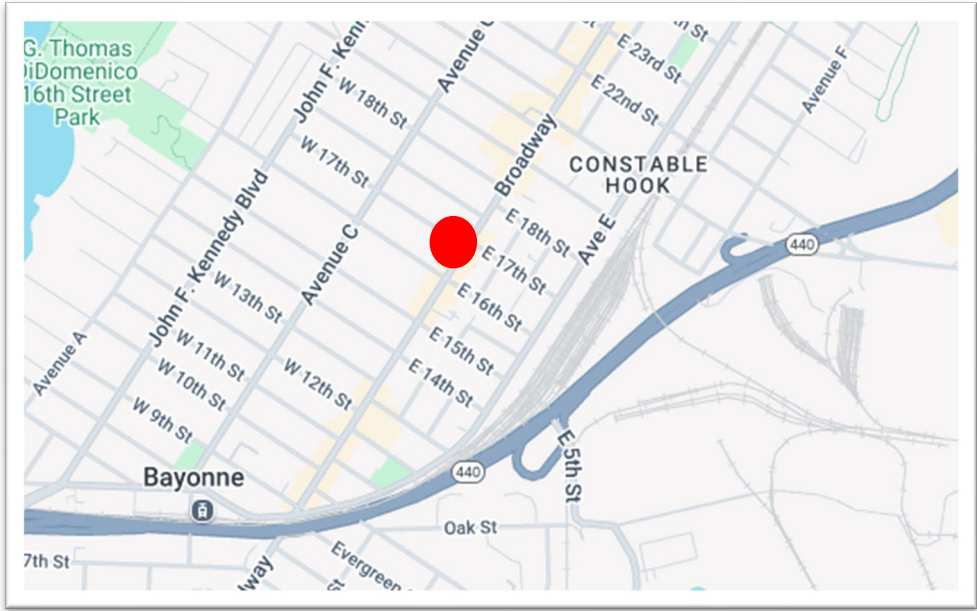
MARIDIAN
PROPERTIES

FOR MORE INFORMATION
CALL / TEXT

201-581-7776

INFO@HOBOKENOFFICESPACE.COM

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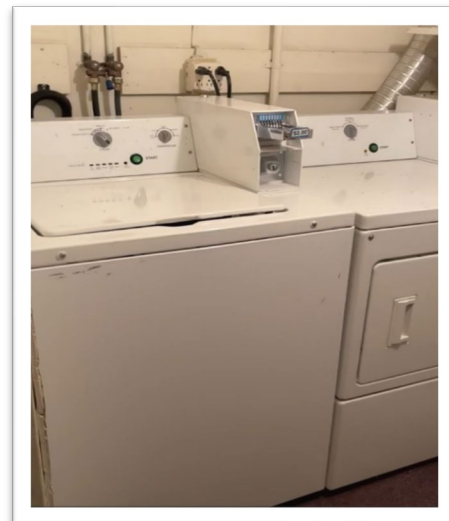
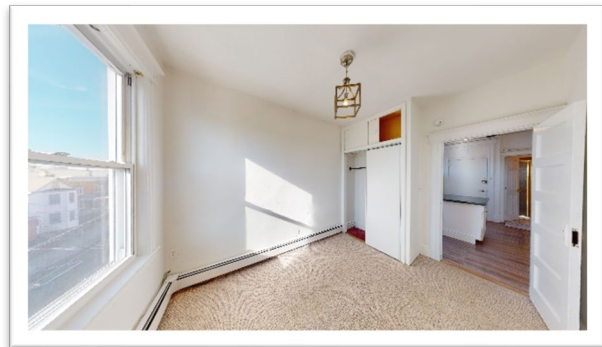
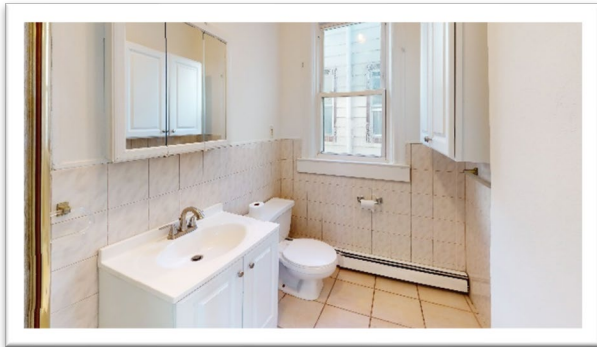
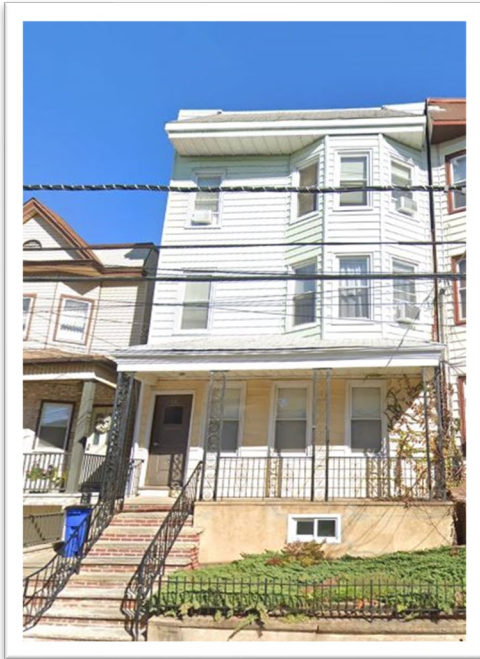
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ANNUAL PROPERTY OPERATING DATA

ALL FIGURES ARE ANNUAL		COMMENTS/FOOTNOTES
RENTAL INCOME (based on existing rents)	116,339	
Plus: Other Income (collectable)	600	Coin-Op Washer/Dryer (\$50/month)
GROSS OPERATING INCOME	116,939	
OPERATING EXPENSES:		
Real Estate Taxes	20,003	
Property Insurance	5,998	
Management Fees	3,334	3.00%
Exterminating	500	
Repairs and Maintenance (includes cleaning)	4,500	\$750 per unit for 6 units
Utilities:		
Electricity	1,185	Electricity only, tenants pay for their own heat
Water and Sewer	5,239	
Legal and Professional Service Fees	1,500	
TOTAL OPERATING EXPENSES	42,259	
NET OPERATING INCOME	74,680	
Sale Price	1,380,000	
Sale Cap Rate	5.41%	

**Building has undergone over \$85K in repairs and upgrades in recent years
Potential gross income of \$117K | Operating expenses of \$42K**

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