

AVAILABLE

610-902-3900

FOR SALE
6 Unit Multi-Family Building
141 Howard Avenue
South Bound Brook, NJ 08880
Somerset County
\$629,900



FRONT



REAR

6 APARTMENT UNITS

- 1-Studio @ \$700/month
- 3-One Bedrooms @ \$2,725/month
- 1-Two Bedroom @ \$1,000/month
- 1-Three Bedroom @ \$1,250/month
- ◆ New 100 Gallon Water Heater
- ◆ New Side Porch & New Front Columns
- ◆ Apartment #6 New Bathroom
- ◆ Apartment #5 New Kitchen
- ◆ (9) on-site parking spaces
- ◆ A/C Window Units
- ◆ Individual Gas Fired Hot Air Heaters
- ◆ Water Boilers: 2 Individual Units & 1 Unit for Remaining 4 Apartments
- ◆ Full Basement
- ◆ Fireplaces: 3
- ◆ State of NJ Green Card: March 20, 2007
- ◆ Tenants Pay:
 - Gas Heat, Electric, Gas Cooking
- ◆ Gas Hot Water:
 - 2 Tenants Pay
 - Landlord Pays for 4 Units
- ◆ Vinyl Replacement Windows
- ◆ Circuit Breakers
- ◆ Front & Rear Entrances
- ◆ Public Water & Sewer
- ◆ Private Trash Removal
- ◆ Carbon Monoxide Detectors
- ◆ Emergency & Outdoor Sensor Lighting

Income & Expense 2008

Income: \$ 68,100

Expense:

Taxes: \$ 13,859

Insurance: 4,959

Gas & Electric: 960

Trash Removal: 1,080

Water & Sewer: 835

TOTAL: \$21,693

NET OPERATING INCOME: \$46,407

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