



FOR SALE
4 Unit Apartment
378 Dutch Mill Rd.
Newfield, New Jersey 08344
\$299,000

- ◆ Four Rental Units
- ◆ 1 - One Bedroom Apartment
- ◆ 3 - Two Bedroom Apartments
- ◆ 6 Parking Spaces
- ◆ Tenant Paid Utilities (Gas & Electric)
- ◆ Full Basement
- ◆ Central Air Conditioning
- ◆ 4 Individual Gas Fired HVAC Units
- ◆ 4 Individual Electric Water Heaters
- ◆ New Jersey State Green Card - 12/14/07



<u>ANNUAL INCOME</u>	
Apartment Units:	\$ 34,200
TOTAL ANNUAL INCOME:	\$ 34,200
<u>ANNUAL OPERATING EXPENSES</u>	
Real Estate Taxes:	\$ 6,431
Building Insurance:	\$ 1,087
ANNUAL EXPENSES:	\$ 7,614
NOI:	\$ 26,586

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