

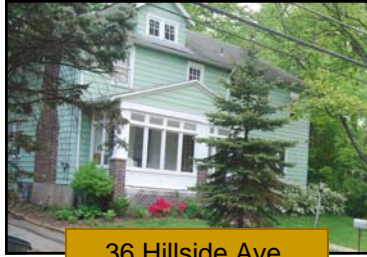
*21 Years
of Excellence*

FOR SALE

**Portfolio of
Five Residential Properties
Princeton, New Jersey 08542
\$2,160,000**



216 Witherspoon St.



36 Hillside Ave.



7 Lytle St.



274—276 Witherspoon St.



240 John St.

ANNUAL INCOME

Apartment Units: \$ 162,300
TOTAL ANNUAL INCOME: \$ 162,300

ANNUAL OPERATING EXPENSES

Real Estate Taxes: \$ 25,840
 Insurance: \$ 2,500
TOTAL OPERATING EXPENSES: \$ 28,340

NET OPERATING INCOME: \$ 133,960

ADDRESS	MONTHLY RENTAL	APT MIX
240 John St.	\$ 3,100	6 BR 2 Bath
7 Lytle St.	\$ 2,200	2 BR 1 Bath
216 Witherspoon	\$ 2,400	3 BR 1 Bath
36 Hillside Ave.	\$ 3,425	5 BR 2 Bath & Studio Apt.
274 - 276 Witherspoon	\$ 2,400	3 BR 1 Bath

*Tenants Pay All Utilities
 All Leases End August 31, 2008
 Turn Key Investment Opportunity*

All Properties within Ten Minute Drive

Victor Kaplan

Vice President

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This Information is Deemed Accurate Though Subject to Errors and Omissions