

**AVAILABLE**

**610-902-3900**

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



**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**

**Victor Kaplan**  
Vice President

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