

**INVESTMENT PORTFOLIO consisting of 2 Multi Family Properties, and 1 Single family home adjacent to one another - Mixed Use Zoning.**



**Building 1 -3  
Lafayette Ave - \$1,195,000**

**One Single Family Residence, One 2 Family Residence,  
One Mixed Use- Office Space and Rental Apartment**



Building 1 - 154 Lafayette	\$ 28,200
Building 2 - 150 Lafayette	\$ 75,900
Building 3 - 146 Lafayette	\$ 40,800

<b>2020 TOTAL RENT ROLL</b>	<b>144,900 / Year</b>
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**EXPENSES**

Building 1 - 154 Lafayette	\$ 13,824
Building 2 - 150 Lafayette	\$ 22,552
Building 3 - 146 Lafayette	\$ 29,761

**TOTAL EXPENSES     \$ 66,137**

<b>NET - \$ 78,763</b>	<b>6.6 % CAP</b>
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