

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



**Building 3  
146 Lafayette Ave - \$ 599,000**

**2 Family Dwelling**

**Apartment 1                   \$ 1,700 / Month - 2 Bedroom**  
**Apartment 2                   \$ 1,700 / Month - 4 Bedroom**

<b>2020 TOTAL RENT ROLL</b>	<b>40,800 / Year</b>
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<u>EXPENSES</u>		<u>NEW AND RENOVATED</u>
Land/ Plow	\$ 1,000	
Taxes	\$ 18,607	
Water	\$ 570	
Oil	\$ 6,133	
Maintenance	\$ 1,000	
Insurance	\$ 2,451	
<b>TOTAL EXPENSES</b>	<b>\$ 29,761</b>	

<b>NET - \$ 11,039</b>	<b>2 % CAP</b>
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