

FOR SALE 451-457 SPRINGDALE AVE EAST ORANGE NJ 07018 (AKA 291 LINCOLN ST)

\$1,775,000

7 APARTMENT & STORE FRONT, 5 CAR DRIVEWAY 2 CAR WIDTH

SOLD AS IS

Apt. No.	No. of Beds	No. of Baths	Rent	Occupancy Status	Security Deposit Held	Tenancy Start Date	Lease End Date	S8/Cash
1	2	1	\$1,574	0	\$1,922	09/01/2024	08/31/2025	cash
2	2	1	\$1,800	V	\$2,700			Apartment Design
3	2	1	\$1,450	0	\$2,175	05/31/2019	12/31/2025	cash
4	2	1	\$1,575	0	\$870	01/01/2021	02/01/2026	cash
5	3	1	\$1,840	0	\$1,400	11/01/2021	08/31/2025	cash
6	2	1	\$1,630	0	\$2,445	09/01/2024	08/31/2025	Section8
7	2	1	\$1,456	0	\$2,100	06/18/2021	03/28/2025	cash
Store		1	\$2,650	0	\$0	05/01/2019	04/30/2034	cash

Expenses

7 fam

451 Springdale

Rental income

Apt 1	\$1,574.00
Apt 2	\$1,000.00
Apt 3	\$1,450.00
Apt 4	\$1,514.00
Apt 5	\$1,840.00
Apt 6	\$1,630.00
Apt 7	\$1,456.00
Store	\$2,650.00
Monthly Rental Income	\$13,114.00
Annual income net of vac	\$152,646.96

EXPENSES

RE Taxes	\$33,350.00
Insurance	\$15,330.00
Utilities : Water & Sewer	\$9,437.00
Exterminator	\$1,680.00
Other	\$5,000.00
TOTAL Expenses	\$64,797.00

Net profit \$87,849.96