



Property Address: 281-285 Monroe St, Passaic, NJ 07055 | **Mixed-Use (Commercial + Residential)**



Income / Rent Roll

Commercial Tenants (Ground Floor)

- Metro PCS – \$4,250 / month
- Ghost Tech – \$3,375 / month
- Flower Shop – \$3,000 / month

Total Commercial Income: \$10,625 / month

Residential Units

- 2-Bedroom Apartment – \$2,200 /month
- 2nd Floor – \$2,850 /month
- 3rd Floor Unit – \$800 / month

Total Residential Income: \$5,850 / month

Total Gross Income

- **Monthly Gross Income:** \$16,475
- **Annual Gross Income:** \$197,700

Capital Improvements

- All apartments fully renovated
- New roof (2025)
- New electrical system (2025)

Expenses

- Taxes ~ \$10,713
- Average Water & Sewer Bill ~ \$1,354/year
- Monthly Maintenance Fee ~ \$9,600/year
- Insurance: \$9,298.75

Total Operating Expense ~ \$30,965

Asking Price: \$2,500,000

Cap Rate: ~ 6.67%

Contact:

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