

# 743 Harrison Ave, Harrison, NJ

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**Sales Price: \$2,350,000**

**Cap Rate: 6.3%**

## Actual & Pro-Forma Financial Statement

### Income

Unit #	Description	Monthly Rent	Annual Rent
Apt 1	Studio	1,200	14,400
Apt 2	Studio	1,100	13,200
Apt 3	2-BR	1,900	22,800
Apt 4	2-BR	1,900	22,800
Apt 5	2-BR	1,900	22,800
Apt 6	2-BR	1,900	22,800
Apt 7	2-BR	1,900	22,800
Apt 8	2-BR	1,800	21,600
Store	Commercial	1,900	22,800
<b>Total Rents</b>		<b>15,500</b>	<b>186,000</b>

### Expenses

Category	Description	Annual Expense
<b>Annual Property Taxes</b>		<b>18,981</b>
<b>Annual Insurance</b>		<b>11,424</b>
Utilities	Water + Sewer	4,200
Utilities	Electric (Common Area)	1,100
<b>Total Expenses</b>		<b>37,481</b>
<b>Net Operating Income</b>		<b>149,695</b>
<b>Cap Rate</b>		<b>6.3%</b>