

369 E. Kinney Street Overview

204 Parkhurst Street is a 5-unit , low-rise, multifamily asset situated in south Ironbound. The building features two 1-bedroom, two 2-bedroom, and one 3-bedroom apartment. Separate utilities for each unit.

UNIT	RENT	SECURITY	LEASE TERMS
Apartment 1F – 1 BED / 1 BATH	\$1,485	\$2,227	12/01/2024-11/30/2025
Apartment 1B – 2 BED / 1 BATH	\$1,578	\$2,367	08/01/2024-07/30/2025
Apartment 2F - 2 BED / 1 BATH	\$1,800	\$2,700	12/01/2024-11/30/2025
Apartment 2B - 2 BED / 1 BATH	\$1,578	\$2,368	08/01/2024-07/30/2025
Apartment 3F - 2 BED / 1 BATH	\$1,578	\$2,367	08/01/2024-07/30/2025
Apartment 3B - 2 BED / 1 BATH	\$1,660	\$2,490	12/01/2024-11/30/2025

TOTAL MONTHLY INCOME: \$9,679
GROSS ANNUAL INCOME: 116,148

EXPENSE (ANNUAL)	
INSURANCE	\$7,821
TAXES	\$9,957
WATER	\$7,510
MAINTANCE	\$2,500

TOTAL ANNUAL EXPENSE: \$27,788
NET OPERATING INCOME: \$ 88,360
ASKING PRICE: \$1,425,000
CAP RATE: 6.2%



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