

99 Pulaski Street

99 Pulaski Street is a 7-unit, low-rise, mixed-use asset situated in the heart of the Ironbound. The building features three 2-bedroom and two 3-bedroom residential apartments. Additionally, the property has two commercial units at the corner of Pulaski and E. Kinney Street. Separate utilities for each unit.

UNIT	RENT	SECURITY	LEASE TERMS
Apartment 1 – 3 BED / 1 BATH	\$1,820	\$1,970	08/01/2024-09/30/2025
Apartment 2 – 2 BED / 1 BATH	\$1,700	\$2,550	12/01/2025-11/30/2026
Apartment 3 – 2 BED / 1 BATH	\$1,615	\$975	12/01/2024-11/30/2025
Apartment 4 – 3 BED / 1 BATH	VACANT(\$1,800)	-	-
Apartment 5 – 2 BED / 1 BATH	\$1,895	2,842	12/01/2024-11/30/2025
Commercial 1 – SALON	\$2,300		
Commercial 2 – CORNER STORE	\$3,100		

TOTAL MONTHLY INCOME: \$14,230

GROSS ANNUAL INCOME: \$170,760

EXPENSE (ANNUAL)	
INSURANCE	\$8,423
TAXES	\$20,478
WATER	\$2,850
MAINTANCE	\$2,500

TOTAL ANNUAL EXPENSE: \$34,251

NET OPERATING INCOME: \$ 136,509

ASKING PRICE: \$2,285,000

CAP RATE: 6.0%



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