

**32567 159 JACOBY STREET, MAPLEWOOD ::
AKA 405 BOYDEN AVENUE.**



Board of Realtors of the Oranges and Maplewood

Photo by George B. Biggs, Inc.

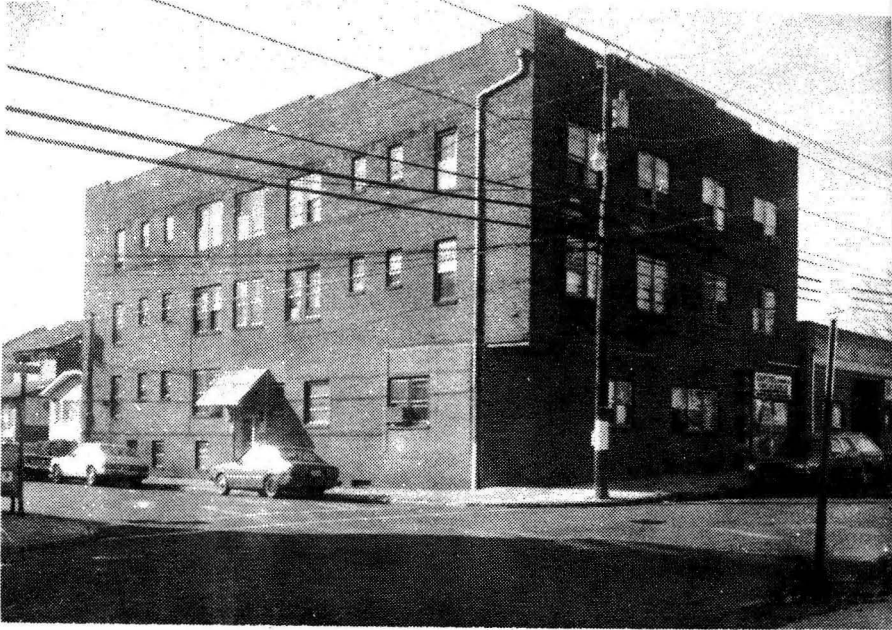
**32567 159 JACOBY STREET, MAPLEWOOD ::
AKA 405 BOYDEN AVENUE.**



Board of Realtors of the Oranges and Maplewood

Photo by George B. Biggs, Inc.

32567 159 Jacoby St., Mplwd. \$240,000 Comm.
(A/K/A 405 Boyden Ave., Mplwd.)*



32567 159 Jacoby St., Mplwd.* \$240,000 Comm.

Corner Boyden & Jacoby

Lot 53.40x100.06 Lot #247, Blk. #47-2; Plate #26

Building is all brick construction w/ 22 units & 1 store. Refrigerator incl. in rent. Tenants pays for elec. \$140,000 orig. mtg. @ 10.25, ~~not~~ assumable.

Gas heat. No sprinkler. Water utilities. San. sew.

L-26, 8 B-136 '81 Rate \$3.46 Tax ~~\$6101.~~ 5632.88

Net Total Income: \$33,827.

Note: Net total income is amt. received before mtg. pyts. Present owner carries \$140,000 mtg. w/ mo. pyts. of \$1870.

To show call Mgr. Don Wechenfeld, 761-0546

Scheduled gross income: \$63,072.

Expenses: taxes \$5632.88; ins. \$4,670; Utilities (12 mos) \$7,010; Management & Adv. \$2,438; Payroll taxes \$1,817; Water \$823; Maint. & Repair \$5,000; Sewer \$851; Garb. Disp. 1,003.

Total expenses: \$29,244.88

SEE ADDITIONAL INFORMATION (over)

LR:D&H 762-7744 110020001/2001002 (CB 3-\$45)

Owner: Robert G. Hume, Salter Pl., Mplwd.
762-7744

Comm. 159 Jacoby St., Mplwd.* 22 units & str. \$240,000

32567 159 Jacoby St., Mplwd.* \$240,000 Comm.

ADDITIONAL INFORMATION

Statement does not reflect vacancy and credit losses as all apts. are rented at this time.

Apt. #	Size	Rent
A	2	\$250.
B	3	300.
1	1	215.
2	2	210.
3	1	192.
4	1½	240.
5	1	215.
6	2	275.
7	1	208.
8	1½	235.
9	1½	235.
10	2	275.
11	2	199.80
12	1	215.
12a	1	215.
14	2	188.50
15	1	220.
16	1½	196.
17	1½	235.
18	2	265.
19	2	285.
20	1	215.
Store		175.

(Shade business, incl. bsmt.)

Gross income: \$63,072.00

Total expenses: 29,244.88

Net income: (before mtg. pyts.) \$33,827.12.

Subject to errors & omissions.

#8260--1/11/82 WITHDRAWN.