



33398A 497 Valley St., Mplwd. \$84,500 6F

Bet: Jefferson & Parker

Lot: 50x100x100x50 Lot 86 Blk 16-2 Plt 13

6 Family, fr & stone, all ss/scrs, san.sewer, 240 VS.

1st-10-two 5 rm.apts.each w/lr,dr,kit,2 brs,bath.

2nd-10-two 5 rm.apts.each w/lr,dr,kit,2 brs,bath.

3rd-10-two 5 rm.apts.each w/lr,dr,kit,2 brs,bath.

Bsmt-full bsmt w/out.ent.

Gas space heaters in each apt.

No garage or driveway

L-30.0 B-50.9 '82 Rate \$3.75 Taxes \$3033.75 Poss:

Immed. Alum.siding, fenced rear ppty. Roof approx.

3 yrs. To be sold "AS IS". Possible financing for qualified buyer.

Income: 1st floor \$204.90, \$206.91

2nd floor \$219.77, \$206.70

3rd floor \$204.91, \$202.99

Gross Income: \$1246.17./monthly, \$14,954.00 /annual.

Expenses : Taxes \$3033.75 Ins \$1599.53, Water  
Approx. \$180, Elec. 211.96

Total Expense: \$5025./annual.

Net Income: \$9924./annual. Approx. 11.8% rate of

Subject to errors & omissions. /return.

LR:D&H 762-7744 70030002/110030002 (CB 3 - \$100)

Owner: Estate of Augusta V. McLean, By E.J. Heerwagen,  
c/o L.R.

#8380--10/25/82 SOLD.

#8402--12/16/82 Sale comp.. Selling price \$75,000 PMM

33398

497 Valley St., Mplwd.

\$89,500

6F



A  
 86  
 C  
 E  
 C  
 7  
 M  
 Ave

33398 497 Valley St., Mplwd. \$89,500 6F

Bet: Jefferson & Parker

Lot: 50x100x100x50 Lot 86 Blk 16-2 Plt 13

6 Family, fr & stone, all ss/scrs, san.sewer, 240 VS.

1st-10-two 5 rm.apts.each w/lr,dr,kit,2 brs,bath.

2nd-10-two 5 rm.apts.each w/lr,dr,kit,2 brs,bath.

3rd-10-two 5 rm.apts.each w/lr,dr,kit,2 brs,bath.

Bsmt-full bsmt w/out.ent.

Gas space heaters in each apt.

No garage or driveway

L-30.0 B-50.9 '81 Rate \$3.46 Taxes \$2799.14 Poss:

Immed. Alum.siding, fenced rear ppty. Roof 3 yrs. To

be sold "AS IS". Possible financing for qualified

buyer. Rent increases May 1st.

Income: 1st floor \$184.15, \$186.01

2nd floor \$197.07, \$185.81

3rd floor \$184.15, \$182.36

Gross Income: \$1119.55./monthly, \$13,434.60./annual.

Expenses : Taxes \$2799.14, Ins \$1599.53, Water

\$162.82, Elec. \$211.96

Total Expense: \$4773.45/annual.

Net Income: \$8661.15/annual.

Subject to errors & omissions.

LR:D&H 762-7744 3001002/7001002 (CB 3 - \$100)

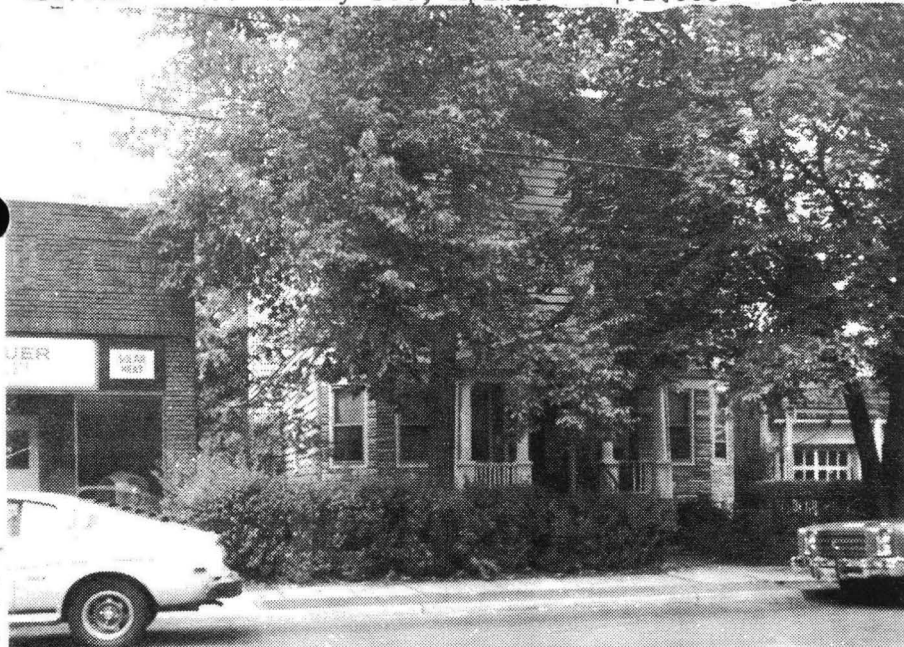
Owner: Estate of Augusta V. McLean, By E.J. Heerwagen,

c/o L.R.

6F. 497 Valley St., Mplwd. 30-6-0 12 brs. \$89,500.

#8307--5/3/82 May 1st increase in rent of 7 1/2% net  
income. Now app. \$9668. or approx 11% of return.

36569  
4 M  
J



31767A 497 Valley St., Mplwd. \$92,000 6F

Bet: Jefferson & Parker

Lot: 50x100x100x50 Lot 86 Blk 16-2 Plt 13

6 Family, fr & stone, all ss/scrs, san.sewer, 240 VS.

1st-10-two 5 rm.apts.each w/lr,dr,kit,2 brs,bath.

2nd-10-two 5 rm.apts.each w/lr,dr,kit,2 brs,bath.

3rd-10-two 5 rm.apts.each w/lr,dr,kit,2 brs,bath.

Bsmt-full bsmt w/out.ent.

Gas space heaters in each apt.

No garage or driveway

L-30.0 B-50.9 '81 Rate \$3.46 Taxes \$2799.14 Poss: Immed.

o.a.a. Alum.siding, fenced rear ppty. Roof 3 yrs. To be sold "AS IS". Possible buy down arrangement for qualified buyer.

Income: 1st floor \$184.15, \$186.01

2nd floor \$197.07, \$185.81

3rd floor \$184.15, \$182.36

Gross Income: \$1119.55./monthly, \$13,434.60./annual.

Expenses : Taxes \$2799.14, Ins \$1281.29, Water \$162.82, Elec. \$211.96

Total Expense: \$4455.21/annual.

Net Income: \$8979.39/annual.

Subject to errors & omissions.

LR:D&H 762-7744 11001001/3001002 (CB 3 - \$60)

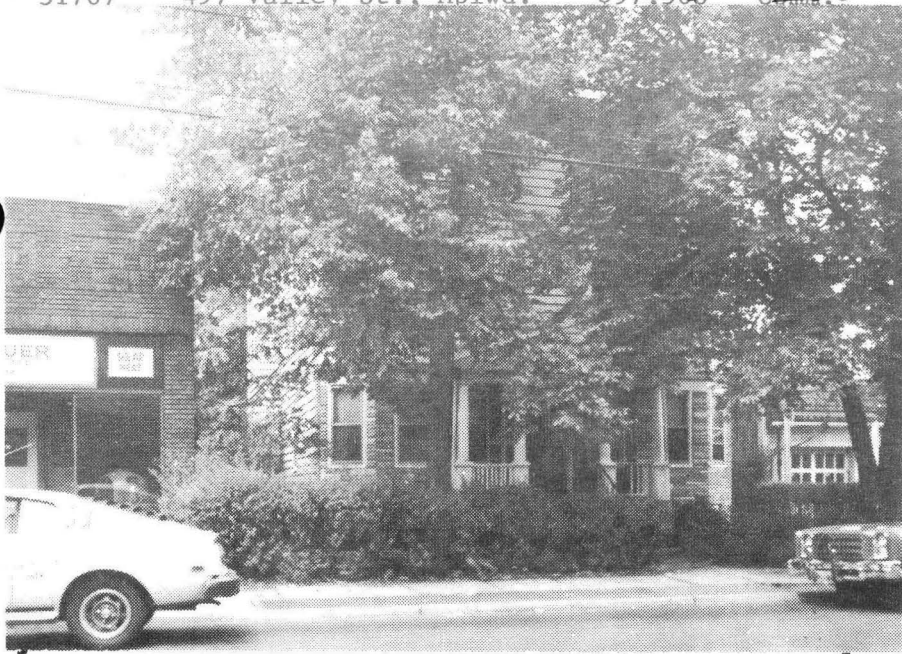
Owner: Estate of Augusta V. McLean, By E.J. Heerwagen, c/o L.R.

6F. 497 Valley St., Mplwd. 30-6-0 12 brs. \$92,000.

• 31767 497 Valley St., Mplwd.

92,000  
\$97,500

6 Family  
Comm.



See  
M 9 1767 A

31767 497 Valley St., Mplwd. \$92,000 Comm.

Bet: Jefferson & Parker

E.P.

Lot: 50x100x100x50 Lot 86 Blk 16-2 Plt 13

L-30.0 B-72.0 '81 Rate \$3.46 Taxes \$3529.20

Utilities: water, 15 amps, 240 VS, single phase, gas

Heating: tenant supplied. Scheduled gross income:

\$13,445.40. Gross operating income: \$13,445.40.

Taxes '81 \$3529.20. Ins. '79 \$1276.29. Utilities

'79 \$211.36. Total expenses: \$5016.85. Net total

income: \$8428.55. Ext. alum., all ss/scrs. Roof 3 yrs.

old. Tenant pay for own heat, gas & elec. To be

sold "AS IS". Month to month rentals, no financing.

Two apts. \$370.16. Total \$4441.92. Two apts. \$383.78.

Total \$4605.36. Two apts. \$366.51. Total \$4398.12.

Six 2-br. apts. Total income: \$13,445.40. Total

units 6. Gross income: \$13,445.40. Subject to

errors & omissions.

LR:D&H 762-7744 80010001/110010001 (CB 3 - \$45)

Owner: Estate of Augusta V. McLean, By E.J. Heerwagen,  
c/o L.R.

Comm. 497 Valley St., Mplwd. Apts. \$92,000.

6 Family

#8222--10/5/81 Price reduced to \$92,000

497 VALLEY ST.

MAPLEWOOD

R. E. D. OCTOBER 1947

497 Valley St., Mplwd.

Sold to Augusta V. McLean for 15M.



**31767 497 VALLEY STREET, MAPLEWOOD ::**



**Board of Realtors of the Oranges and Maplewood**

**Photo by George B. Biggs, Inc.**

~~# 2 3~~

~~in~~ 501.

# 2

**DUNN AND HARTFORD INC.**  
**REALTORS**  
**Seven Highland Pl.**  
**Maplewood, N.J. 07040**  
**201-762-7744**

31767 497 VALLEY STREET, MAPLEWOOD ::



Board of Realtors of the Oranges and Maplewood

Photo by George B. Biggs, Inc.

31767 497 VALLEY STREET, MAPLEWOOD ::



Board of Realtors of the Oranges and Maplewood

Photo by George B. Biggs, Inc.