

Passaic* Paterson City* (2508)

453 Totowa Ave*

List Price: \$369,000

Multi-family Agent Complete Report



MLS#: **3719206**
 Status: **S**
 Rms: **10**
 Bdrm: **5**
 FB: **2**
 HB: **0**
 ZIP: **07522-1512***
 RZIP: **914***
 Block: **25***
 Lot: **25***
 Unit #: **2**
 Floor #: **2**
 Bldg #: **2**
 #Units: **2**

Section: **ZN:**
 GRS: **MSJR:**
 HS: **0.06***
 Acres: **24X100***
 LtSz: **SqFt:**
 CLR: **CL:**
 GSMLS.com: **Yes**
 FHA 55+: **No**
 YB/Desc/Ren: **1930 / Approximate /**
 Style: **3-Three Story**

LP: **\$369,000**
 OLP: **\$369,000**
 SP: **\$390,000**
 LD: **06/10/2021**
 XD: **12/10/2021**
 FSD: **06/28/2021**
 UCD: **08/31/2021**
 CD: **08/30/2021**
 ADM: **18**
 DOM: **18**
 Terms: **Conventional**
 SDA: **No**

Directions: **Wayne Ave n left on Totowa**

Remarks: **2 bdrms on 1st n 2 on 2nd plus 2 bonus rms on 3rd flr. Close to Paterson Great Falls National Historical Park. Home being sold as is. Roof, entry way and gate is 3 years. Stove on 1st flr 3 years. Stove on 2nd 3 years. Washer dryer 4 years. Water heaters 1 n 2 years. Final and Best Monday June 21st at noon.**

Agent Remarks: **Please check with town updated property taxes information**

GENERAL INFORMATION

Basemnt: **Yes / Unfinished**
 Drive: **0 / On-Street Parking**
 Exclu: **1st flr refrigerator which belongs to tenant**
 Exterior: **Vinyl Siding**

Garage: **0 /**
 Roof: **Asphalt Shingle**

UNIT INFORMATION

	Lvls:	#Rms:	#Bdr:	#Bth:	#FP:	H/C:	SqFt:	Rent:	S.Dep:	Exp:	Rooms:
U1:	1	4	2	1.0	0	No	999	\$999	\$999		Bedrooms, Eat-In Kitchen, Living Room
U2:	2	5	2	1.0	0	No	999	\$1,150	\$00		Attic, Bedrooms, Eat-In Kitchen, Laundry Room, Living Room
U3:	3	2									Bedrooms, See Remarks

Appl:
 U1: **Carbon Monoxide Detector**
 U2: **Carbon Monoxide Detector**

	Tenant:	Phone:	T/O Pays:
U1:	Owner occupied	999-999-9999	Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat
U2:	tenant occupied	999-999-9999	Owner Pays Electric, Owner Pays Gas, Owner Pays Heat, Owner Pays Water

UTILITIES

Cool: **Window A/C(s)**
 Heat: **2 Units**
 Fuel: **Gas-Natural**

Sewer: **Public Available**
 Utilities: **Gas-Natural**
 Water: **Public Water**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes:	TaxRt:	BldAsmt:	LndAsmt:	TotAsmt:
\$5,840* / 2020*	4.175* / 2020	\$100,200*	\$39,700*	\$139,900*
GOI: \$999	TOE: \$999	NOI: 999	FarmAsm: No	HmWrnty: No
LenderApprvReq: No	Easement: Unknown /			

SHOWING INFORMATION

Owner: **ARANA CHARLES & ENIDZA***
 Instr: **Please text, include bus card, 24 hr notice and showing time. Showings**
Fridays bet 3 and 6. Sundays 2.
 Show: **By Appoint-24 Hour Notice, Text Agent**

Posses: **tbd**
 Sign: **No**

LISTING OFFICE INFORMATION

ListOff:	Ph:	Email:
GROUP TWENTY SIX LLC (4203)	201-969-2626	edith.youragent@gmail.com
ListAgt1: EDITH RODRIGUEZ (275705)	973-943-0415	1-888-794-5414
BB: 2%-275	SA: 0	TB: 0
LType: Exclusive Right to Sell	BREL: Disclosed Dual Agent	VarComm: No

SELLING OFFICE INFORMATION

SellOff:	Ph:	Email:
EXP REALTY, LLC (5028)	866-201-6210	ali.helwani@exprealty.com
SellAgt1: ALI HELWANI (304385)	973-288-3331	201-731-8370

Passaic* Paterson City* (2508)

136 ALBION AVE*

List Price: \$389,000

Multi-family Agent Complete Report



MLS#: **3687600**
 Status: **S**
 Rms: **14**
 Bdrm: **5**
 FB: **3**
 HB: **0**
 ZIP: **07502-1926***
 RZIP: **07502**
 Block: **908***
 Lot: **44***
 Unit #:
 Floor #:
 Bldg #:
 #Units: **2**

Section:
 ZN:
 GRS:
 MSJR:
 HS:
 Acres: **0.06***
 LtSz: **25X100***
 SqFt:
 CLR:
 CL:
 GSMLS.com: **Yes**
 FHA 55+: **No**
 YB/Desc/Ren: **9999 / Approximate /**
 Style: **3-Three Story**

LP: **\$389,000**
 OLP: **\$389,000**
 SP: **\$400,000**
 LD: **01/17/2021**
 XD: **07/13/2021**
 FSD:
 UCD: **03/04/2021**
 ACD: **04/15/2021**
 CD: **05/03/2021**
 ADM: **46**
 DOM: **46**
 Terms: **FHA**
 SDA:

Directions: **CROSBY TO ALBION**

Remarks: **WELL MAINTAINED 2 FAMILY HOME W/ GREAT CURB APPEAL. OFFERING 5 ROOMS, 2 BEDROOMS ON FIRST FLOOR. 6 ROOMS & 3 BEDROOMS ON SECOND FLOOR. OPEN ATTIC. FINISHED BASEMENT. SEPERATE UTILITIES. ENTIRE HOUSE CAN BE VACANT AT CLOSING.**

Agent Remarks: *** COVID RIDER MUST BE SIGNED PRIOR TO SHOWING. EMAIL RIDER TO SHEILA@NICHOLASREALESTATE.COM ***

GENERAL INFORMATION

Basemnt: **Yes / Finished**
 Drive: **0 / On-Street Parking**
 Exterior: **Aluminum Siding**

Roof: **Asphalt Shingle**

UNIT INFORMATION

	Lvls:	#Rms:	#Bdr:	#Bth:	#FP:	H/C:	SqFt:	Rent:	S.Dep:	Exp:	Rooms:
U1:	1	5	2	1.0	0	No	0	\$00	\$00		Bedrooms, Dining Room, Kitchen, Living Room
U2:	6	6	3	1.0	0	No	0	\$1,300	\$00		Bedrooms, Dining Room, Kitchen, Living Room

Appl:
 U1: **Carbon Monoxide Detector, Smoke Detector**
 U2: **Carbon Monoxide Detector, Smoke Detector**

Tenant: Phone: T/O Pays:
 U1: **TENANT** **000-000-0000** **Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat**
 U2: **TENANT** **000-000-0000** **Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat**

UTILITIES

Cool: **Window A/C(s)** Sewer: **Public Sewer**
 Heat: **2 Units** Utilities: **Gas-Natural**
 Fuel: **Gas-Natural** Water: **Public Water**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: **\$8,272* / 2019*** TaxRt: **4.134* / 2019** BldAsmt: **\$162,800*** LndAsmt: **\$44,400*** TotAsmt: **\$207,200***
 GOL: **\$00** TOE: **\$00** NOI: **00** FarmAsm: HmWrnty:
 LenderAprrvReq: **No** Easement: **Unknown /**

SHOWING INFORMATION

Owner: **SOTO, JUAN & MIRIAN & MANUEL & ETAL*** Poses: **AT CLOSING**
 Instr: **DO NOT USE SHOWING TIME - TEXT NICK FOR CONFIRMED APT.** Sign: **Yes**
 Show: **By Appoint-24 Hour Notice, Text Agent**

LISTING OFFICE INFORMATION

ListOff: **NICHOLAS REAL ESTATE AGENCY (0699)** Ph: **973-340-1202** Email: **Niko@Nicholasrealestate.com**
 ListAgt1: **NICHOLAS TSELEPIS (236690)** Ph: **973-725-3778** Fax: **973-340-9482**
 BB: **2%-200** SA: **0** TB: **2%-200**
 LType: **Exclusive Right to Sell** BREL: **Disclosed Dual Agent** VarComm: **No**

SELLING OFFICE INFORMATION

SellOff: **UNITED REAL ESTATE (4738)** Ph: **888-501-6953** Email: **Mailenyvidal@gmail.com**
 SellAgt1: **MAILENY VIDAL (304447)** Ph: **201 283 4586** Fax: **9738597122**

Passaic* Paterson City* (2508)

115 Paterson Ave*

List Price: \$449,000

Multi-family Agent Complete Report



MLS#: **3713272**
 Status: **S**
 Rms: **8**
 Bdrm: **6**
 FB: **3**
 HB: **0**
 ZIP: **07502-2119***
 RZIP: **1309***
 Block: **24***
 Lot: **24***
 Unit #: **2**
 Floor #: **2**
 Bldg #: **2**
 #Units: **2**

Section: **25X116***
 ZN: **25X116***
 GRS: **25X116***
 MSJR: **25X116***
 HS: **25X116***
 Acres: **0.07***
 LtSz: **25X116***
 SqFt: **25X116***
 CLR: **25X116***
 CL: **25X116***
 GSMLS.com: **Yes**
 FHA 55+: **Yes**
 YB/Desc/Ren: **1940 / Approximate /**
 Style: **2-Two Story**

LP: **\$449,000**
 OLP: **\$449,000**
 SP: **\$400,000**
 LD: **05/18/2021**
 XD: **12/31/2021**
 FSD: **08/12/2021**
 UCD: **09/29/2021**
 ACD: **09/28/2021**
 CD: **09/28/2021**
 ADM: **58**
 DOM: **86**
 Terms: **FHA**
 SDA: **Yes**

Directions: **Union ave to Paterson ave**Remarks: **Beautiful Multi -family in Hillcrest section of Paterson 3 BDR on each floor with finished basement, spacious yard ,**Agent Remarks: **Fully Rented . 24 hour notice to show call or tax Mohammad at 973-931-5297 Covid-19 must be signed before showing**

GENERAL INFORMATION

Basemnt: **Yes / Finished, Full**
 Drive: **0 / None**
 Exterior: **Vinyl Siding**

Garage: **/ None**
 Roof: **Asphalt Shingle**

UNIT INFORMATION

	Lvls:	#Rms:	#Bdr:	#Bth:	#FP:	H/C:	SqFt:	Rent:	S.Dep:	Exp:	Rooms:
U1:	1	5	3	1.0	0	No	0	\$1,100	\$00		Bedrooms, Eat-In Kitchen, Kitchen
U2:	2	5	3	1.0	0	No	0	\$950	\$00		Bedrooms, Eat-In Kitchen, Kitchen

Appl:
 U1: **Range/Oven - Gas**
 U2: **Range/Oven - Gas**

Tenant: **unknown** Phone: **973-931-5297** T/O Pays: **Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas**
 U2: **unknown** **973-931-5297** **Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas**

UTILITIES

Cool: **No Cooling** Sewer: **Public Sewer**
 Heat: **Baseboard - Hotwater** Utilities: **All Underground**
 Fuel: **Gas-Natural** WtrHt: **Gas**
 Water: **Public Water**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$8,074* / 2020*	TaxRt: 4.175* / 2020	BldAsmt: \$147,100*	LndAsmt: \$46,300*	TotAsmt: \$193,400*
GOL: \$00	TOE: \$00	NOI: 00	FarmAsmt:	HmWrnty:
LenderAprrvReq: No	Easement: No /			

SHOWING INFORMATION

Owner: **RAHMAN, MAHBUBUR***
 Posses: **30 -60**
 Show: **By Appoint-24 Hour Notice, Call Listing Agent** Sign **Yes**

LISTING OFFICE INFORMATION

ListOff: REALTY ONE GROUP LEGEND (189003)	Ph: 973-772-0660	Email: mhasan@roglegend.com
ListAgt1: MOHAMMAD HASAN (394630)	Ph: 973-931-5297	Fax:
BB: 2%-\$250	SA: 2%-\$250	TB: 2%-\$250
LType: Exclusive Right to Sell	BREL: Disclosed Dual Agent	VarComm: No

SELLING OFFICE INFORMATION

SellOff: REALTY ONE GROUP LEGEND (189003)	Ph: 973-772-0660	Email: mhasan@roglegend.com
SellAgt1: MOHAMMAD HASAN (394630)	Ph: 973-931-5297	Fax:

Passaic* Paterson City* (2508)

225 Preakness Ave*

List Price: \$420,000

Multi-family Agent Complete Report



MLS#: **3699953**
 Status: **S**
 Rms: **10**
 Bdrm: **6**
 FB: **2**
 HB: **0**
 ZIP: **07502-1921***
 RZIP:
 Block: **1305***
 Lot: **17***
 Unit #:
 Floor #:
 Bldg #:
 #Units: **2**

Section:
 ZN:
 GRS:
 MSJR:
 HS:
 Acres: **0.06***
 LtSz: **25X100***
 SqFt:
 CLR:
 CL:
 GSMLS.com: **Yes**
 FHA 55+: **No**
 YB/Desc/Ren: **1975 / Approximate /**
 Style: **2-Two Story**

LP: **\$420,000**
 OLP: **\$420,000**
 SP: **\$420,600**
 LD: **03/23/2021**
 XD: **06/30/2021**
 FSD:
 UCD: **05/04/2021**
 ACD: **07/31/2021**
 CD: **06/30/2021**
 ADM: **23**
 DOM: **42**
 Terms: **FHA**
 SDA:

Directions: **Right off Preakness between Chamberlain Ave and Union Ave**Remarks: **WON'T LAST!!!! BECOME A LANDLORD..Renovated 2 family house well located in Paterson, NJ . This property offer 2 modernize apts. 1st floor - 3 br / 1 bh 2nd floor - 3br / 1 bh All apts have separate utilities**Agent Remarks: **Amazing 2 family house. 24 hrs notice to show (tenant occupied) Call or text Shalieah Castro (Carlos assistant) 929 928-6255 for easy showing**

GENERAL INFORMATION

Basemnt: **Yes / Unfinished**
 Drive: **0 / On-Street Parking**
 Exterior: **Vinyl Siding**

Roof: **Asphalt Shingle**

UNIT INFORMATION

	Lvls:	#Rms:	#Bdr:	#Bth:	#FP:	H/C:	SqFt:	Rent:	S.Dep:	Exp:	Rooms:
U1:	1	5	3	1.0	0	No	750	\$1,700	\$2,550		Bedrooms, Kitchen, Living/Dining Room
U2:	1	5	3	1.0	0	No	750	\$1,800	\$2,700		Bedrooms, Kitchen, Living/Dining Room

Appl:
 U1: **Carbon Monoxide Detector, Range/Oven - Gas, Smoke Detector**
 U2: **Carbon Monoxide Detector, Range/Oven - Gas, Smoke Detector**

Tenant: Phone: T/O Pays:
 U1: **carlos** **9735304056** **Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat**
 U2: **jefferson** **9735304056** **Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat**

UTILITIES

Cool: **Wall A/C Unit(s)** Sewer: **Public Sewer**
 Heat: **Forced Hot Air** Utilities: **Gas-Natural**
 Fuel: **Gas-Natural** Water: **Public Water**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$3,106* / 2020*	TaxRt: 4.175* / 2020	BldAsmt: \$44,800*	LndAsmt: \$29,600*	TotAsmt: \$74,400*
GOL: \$42,000	TOE: \$1,500	NOI: 40,500	FarmAsmt:	HmWrnty:
LenderAprrvReq: No	Easement: No /			

SHOWING INFORMATION

Owner: **SILK CITY CVV 2019 LLC***
 Poses: **AT CLOSING**
 Show: **By Appoint-24 Hour Notice, Call Listing Agent, Call Listing Office, Text** Sign **Yes**
 Agent

LISTING OFFICE INFORMATION

ListOff: GOYBURU REALTY, LLC (4657)	Ph: 973-530-4056	Email: goybururealty@gmail.com
ListAgt1: CARLOS GOYBURU (289542)	Ph: 2019262264	Fax: 973-530-4058
BB: 2% -300	SA: 0	TB: 2% -300
LType: Exclusive Right to Sell	BREL: Seller Agent	VarComm: No

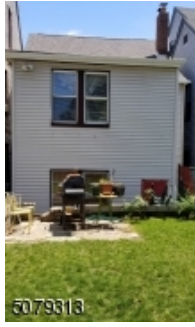
SELLING OFFICE INFORMATION

SellOff: UNICASA UNION REALTY INC (4133)	Ph: 973-942-4300	Email: kahmed4realestate@gmail.com
SellAgt1: KOYES AHMED (294682)	Ph: 973-666-7900	Fax: 201-861-6479

3719206 • 453 Totowa Ave*, Paterson City* • (2508)



Front of the house



Back of home



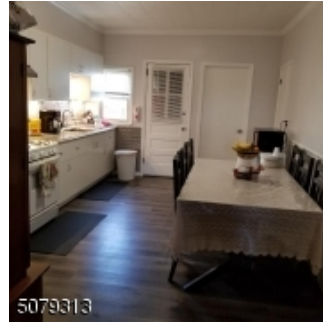
Backyard



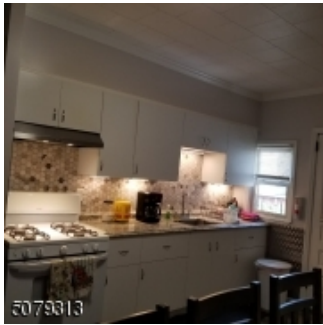
Stairs going up to the 2nd flr



2nd for eat in kitchen



Another view 2nd flr kitchen



Another view 2nd for kitchen



2nd for bathroom

3687600 • 136 ALBION AVE*, Paterson City* • (2508)



FRONT



FRONT



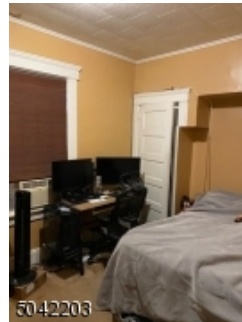
Living Room



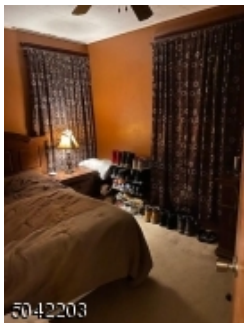
Dining Room



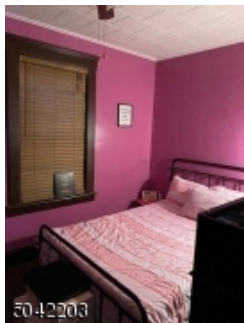
Kitchen



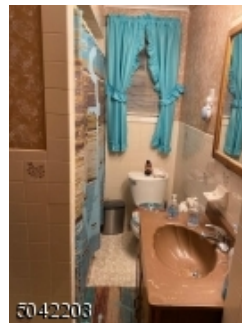
Bedroom



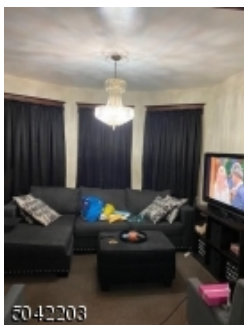
Bedroom



Bedroom



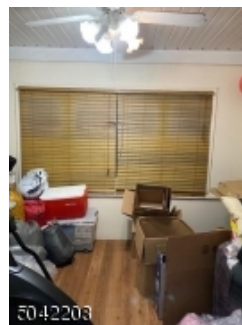
Bathroom



Living Room



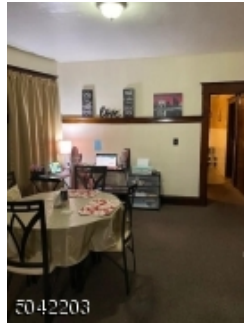
Living Room



Living Room



Dining Room



Dining Room



Kitchen



Bedroom



Bathroom



Kitchen



Kitchen



Bedroom



Bedroom



Backyard



shed



Backyard



Backyard

3713272 • 115 Paterson Ave*, Paterson City* • (2508)



Front

3699953 • 225 Preakness Ave*, Paterson City* • (2508)



FRONT