

Passaic\* Paterson City\* (2508)

524 14TH AVE\*

List Price: \$389,000

Multi-family Agent Complete Report



MLS#: **3648601** Section:  
 Status: **S** ZN:  
 Rms: **14** GRS: **HAMILTON**  
 Bdrm: **8** MSJR: **HAMILTON**  
 FB: **3** HS:  
 HB: **0** Acres: **0.06\***  
 ZIP: **07504-2204\*** LtSz: **26.5X100\***  
 RZIP: **07504** SqFt:  
 Block: **3815\*** CLR:  
 Lot: **3\*** CL:  
 Unit #: **3** GSMLS.com: **Yes**  
 Floor #: **3** FHA 55+: **No**  
 Bldg #: YB/Desc/Ren: **1940 / Approximate, Renovated / 2013**  
 #Units: **3** Style: **3-Three Story**

LP: **\$389,000**  
 OLP: **\$389,000**  
 SP: **\$380,000**  
 LD: **07/15/2020**  
 XD: **12/31/2020**  
 UCD: **08/17/2020**  
 ACD: **09/15/2020**  
 CD: **09/10/2020**  
 ADM: **33**  
 DOM: **33**  
 Terms: **Cash**  
 SDA: **No**

Directions: **Madison Ave to 14th Ave between E 20th and E 22nd**  
 Remarks: **Completely rehab 3 units house in 2013. Very good condition. Separate utilities. Lead paint free certification and clear NJ DCA Green Card. Super investment or Live-in opportunity. Good long term tenants in place. Upgraded windows, doors, kitchens, bathrooms, electric and heating systems.**  
 Agent Remarks: **Attached are: Lead Free Certificate and NJDCA Certificate (Green Card).**

GENERAL INFORMATION

Basemnt: **Yes / Full, Unfinished** Garage: **0 /**  
 Drive: **0 / On-Street Parking** LotDesc: **Level Lot**  
 Exterior: **Vinyl Siding** Roof: **Composition Shingle**  
 Interior: **Carpeting, Tile Floors**

UNIT INFORMATION

| Lvls: | #Rms: | #Bdr: | #Bth: | #FP: | H/C: | SqFt: | Rent:   | S.Dep:  | Exp: | Rooms:                                       |
|-------|-------|-------|-------|------|------|-------|---------|---------|------|--|
| U1: 1 | 5     | 3     | 1.0   | 0    | No   | 1100  | \$1,250 | \$1,250 |      | Bedrooms, Eat-In Kitchen, Living Room        |
| U2: 1 | 5     | 3     | 1.0   | 0    | No   | 1150  | \$1,250 | \$1,250 |      | Bedrooms, Eat-In Kitchen, Living Room, Porch |
| U3: 1 | 4     | 2     | 1.0   | 0    | No   | 1000  | \$1,050 | \$1,050 |      | Bedrooms, Eat-In Kitchen, Living Room        |

Appl:  
 U1: **Carbon Monoxide Detector, Range/Oven - Gas, See Remarks**  
 U2: **Carbon Monoxide Detector, Range/Oven - Gas, See Remarks**  
 U3: **Carbon Monoxide Detector, Range/Oven - Gas**

Tenant: Phone: T/O Pays:  
 U1: **Teofilo 999-999-9999 Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat**  
 U2: **Elba 999-999-9999 Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat**  
 U3: **Felix 999-999-9999 Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat**

UTILITIES

Cool: **No Cooling** Sewer: **Public Sewer**  
 Heat: **3 Units** Utilities: **Electric, Gas-Natural**  
 Fuel: **Gas-Natural** WtrHt: **Gas**  
 Water: **Public Water**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: **\$11,463 / 2019** TaxRt: **4.134 / 2019** BldAsmt: **\$227,800** LndAsmt: **\$49,500** TotAsmt: **\$277,300**  
 GOI: **\$42,600** TOE: **\$00** NOI: **00** FarmAsmt: **No** HmWrnty:  
 LenderAprrvReq: **No** Easement: **Unknown /**

SHOWING INFORMATION

Owner: **GA RENTAIS LLC\*** Posses: **60 Days**  
 Instr: **Text Fred 973-632-9973** Sign **Yes**  
 Show: **See Showing Instructions**

LISTING OFFICE INFORMATION

ListOff: **NICHOLAS REAL ESTATE AGENCY (0699)** Ph: **973-340-1202** Email: **fred@nicholasrealestate.com**  
 ListAgt1: **FRED SPOELSTRA (236692)** Ph: **973-632-9973** Fax: **973-859-2317**  
 BB: **2.5%-100** SA: **0** TB: **2.5%-100**  
 LType: **Exclusive Right to Sell** BREL: **Seller Agent** VarComm: **No**

SELLING OFFICE INFORMATION

SellOff: **NICHOLAS REAL ESTATE AGENCY (0699)** Ph: **973-340-1202** Email: **fred@nicholasrealestate.com**  
 SellAgt1: **FRED SPOELSTRA (236692)** Ph: **973-632-9973** Fax: **973-859-2317**

Passaic\* Paterson City\* (2508)

560 MADISON AVE\*

List Price: \$405,000

Multi-family Agent Complete Report



|                         |                              |                            |
|-------------------------|------------------------------|----------------------------|
| MLS#: <b>3550065</b>    | Section:                     | LP: <b>\$405,000</b>       |
| Status: <b>S</b>        | ZN:                          | OLP: <b>\$405,000</b>      |
| Rms: <b>16</b>          | GRS:                         | SP: <b>\$400,000</b>       |
| Bdrm: <b>6</b>          | MSJR:                        | LD: <b>04/23/2019</b>      |
| FB: <b>4</b>            | HS:                          | XD: <b>04/23/2020</b>      |
| HB: <b>0</b>            | Acres: <b>0.06*</b>          | UCD: <b>11/29/2019</b>     |
| ZIP: <b>07514-2715*</b> | LtSz: <b>25X100*</b>         | ACD: <b>01/08/2020</b>     |
| RZIP:                   | SqFt:                        | CD: <b>01/08/2020</b>      |
| Block: <b>3402*</b>     | CLR:                         | ADM: <b>201</b>            |
| Lot: <b>11*</b>         | CL:                          | DOM: <b>220</b>            |
| Unit #:                 | GSMLS.com: <b>Yes</b>        | Terms: <b>Conventional</b> |
| Floor #:                | FHA 55+: <b>No</b>           | SDA:                       |
| Bldg #:                 | YB/Desc/Ren: <b>1940 / /</b> |                            |
| #Units: <b>3</b>        | Style: <b>3-Three Story</b>  |                            |

Directions: **Madison Avenue**

GENERAL INFORMATION

Basemnt: **Yes / Finished-Partially, Walkout** Roof: **Asphalt Shingle**  
 Drive: **0 / On-Street Parking**  
 Exterior: **Vinyl Siding**

UNIT INFORMATION

|     | Lvls:    | #Rms:    | #Bdr:    | #Bth:      | #FP:     | H/C:      | SqFt:    | Rent:          | S.Dep:          | Exp: | Rooms:   |
|-----|----------|----------|----------|------------|----------|-----------|----------|----------------|-----------------|------|--|
| U1: | <b>1</b> | <b>5</b> | <b>2</b> | <b>1.0</b> | <b>0</b> | <b>No</b> | <b>0</b> | <b>\$2,222</b> | <b>\$22,222</b> |      | <b>Bedrooms, Den, Eat-In Kitchen, Living Room</b>        |
| U2: | <b>3</b> | <b>5</b> | <b>2</b> | <b>1.0</b> | <b>0</b> | <b>No</b> | <b>0</b> | <b>\$2,222</b> | <b>\$22,222</b> |      | <b>Bedrooms, Den, Eat-In Kitchen, Living Room, Porch</b> |
| U3: | <b>3</b> | <b>5</b> | <b>2</b> | <b>1.0</b> | <b>0</b> | <b>No</b> | <b>0</b> | <b>\$2,222</b> | <b>\$22,222</b> |      | <b>Bedrooms, Den, Eat-In Kitchen, Living Room, Porch</b> |

Appl:  
 U1: **Cooktop - Gas, Refrigerator**  
 U2: **Cooktop - Gas, Refrigerator**  
 U3: **Cooktop - Gas, Refrigerator**

|                |                 |  |
|----------------|-----------------|--|
| Tenant:        | Phone:          | T/O Pays:  |
| U1: <b>n/a</b> | <b>9999999</b>  | <b>Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat</b> |
| U2: <b>n/a</b> | <b>999999</b>   | <b>Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat</b> |
| U3: <b>n/a</b> | <b>99999999</b> | <b>Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat</b> |

UTILITIES

Cool: **Window A/C(s)** Sewer: **Public Sewer**  
 Heat: **3 Units, Radiators - Steam** Utilities: **Gas-Natural**  
 Fuel: **Gas-Natural** Water: **Public Water**

FINANCIAL INFORMATION / TAX INFORMATION

|                              |                            |                           |                          |                           |
|------------------------------|----------------------------|---------------------------|--------------------------|---------------------------|
| Taxes: <b>\$8,085 / 2018</b> | TaxRt: <b>4.326 / 2018</b> | BldAsmt: <b>\$167,600</b> | LndAsmt: <b>\$19,300</b> | TotAsmt: <b>\$186,900</b> |
| GOI: <b>\$00</b>             | TOE: <b>\$00</b>           | NOI: <b>00</b>            | FarmAsm:                 | HmWrnty:                  |
| LenderAprrvReq: <b>No</b>    | Easement: <b>Unknown /</b> |                           |                          |                           |

SHOWING INFORMATION

Owner: **Represented by listing Broker**  
 Instr: **Showings are Tuesday and Thursday from 4-6 pm and Saturday 1-3 pm. E- Posses: 30-60**  
**mail Listing Agent to Olga@SolgarRealty.com Thank you!**  
 Show: **By Appoint-24 Hour Notice, Listing Agent to Accompany** Sign **Yes**

LISTING OFFICE INFORMATION

|   |                           |                                       |
|---|---------------------------|---------------------------------------|
| ListOff: <b>EXIT SOLGAR REALTY (5136)</b> | Ph: <b>973-282-8642</b>   | Email: <b>OlgaMyRealtor@gmail.com</b> |
| ListAgt1: <b>OLGA CLAVIJO (273630)</b>    | Ph: <b>973-902-9872</b>   | Fax: <b>201-839-4790</b>              |
| BB: <b>2% -\$250</b>                      | SA: <b>0</b>              | TB: <b>0</b>                          |
| LType: <b>Exclusive Right to Sell</b>     | BREL: <b>Seller Agent</b> | VarComm: <b>No</b>                    |

SELLING OFFICE INFORMATION

|   |                         |                                       |
|---|-------------------------|---------------------------------------|
| SellOff: <b>EXIT SOLGAR REALTY (5136)</b> | Ph: <b>973-282-8642</b> | Email: <b>OlgaMyRealtor@gmail.com</b> |
| SellAgt1: <b>OLGA CLAVIJO (273630)</b>    | Ph: <b>973-902-9872</b> | Fax: <b>201-839-4790</b>              |

Passaic\* Paterson City\* (2508)

786 E 18TH ST\*

List Price: \$415,000

Multi-family Agent Complete Report



MLS#: **3594464**  
 Status: **S**  
 Rms: **17**  
 Bdrm: **9**  
 FB: **5**  
 HB: **0**  
 ZIP: **07501-2343\***  
 RZIP:  
 Block: **4108\***  
 Lot: **11\***  
 Unit #:  
 Floor #:  
 Bldg #:  
 #Units: **3**

Section:  
 ZN:  
 GRS:  
 MSJR:  
 HS:  
 Acres: **0.05\***  
 LtSz: **25X90\***  
 SqFt:  
 CLR:  
 CL:  
 GSMLS.com: **Yes**  
 FHA 55+: **Yes**  
 YB/Desc/Ren: **9999 / Unknown /**  
 Style: **3-Three Story**

LP: **\$415,000**  
 OLP: **\$415,000**  
 SP: **\$410,000**  
 LD: **10/13/2019**  
 XD: **04/11/2020**  
 UCD: **12/06/2019**  
 ACD: **01/09/2020**  
 CD: **01/08/2020**  
 ADM: **54**  
 DOM: **54**  
 Terms: **FHA**  
 SDA:

Directions: **Madison Ave to E 18th St**

Remarks: **Nice three family home ready to move in with dinning room and living room and eating kitchen. First floor have master bedroom with bathroom. Central Heat. Finish Basement.**

Agent Remarks: **Nice three family home ready to move in each floor with dinning room and living room and eating kitchen. First Floor have master bedroom with bathroom. Central Heat. Finish Basement**

GENERAL INFORMATION

Basemnt: **Yes / Finished**  
 Drive: **0 / On-Street Parking**  
 Exterior: **Aluminum Siding**  
 Garage: **0 / On-Street Parking**  
 Roof: **Asphalt Shingle**

UNIT INFORMATION

| Lvls: | #Rms: | #Bdr: | #Bth: | #FP: | H/C: | SqFt: | Rent:   | S.Dep:  | Exp: | Rooms:   |
|-------|-------|-------|-------|------|------|-------|---------|---------|------|--|
| U1: 1 | 6     | 3     | 2.0   | 0    | No   | 9999  | \$9,999 | \$9,999 |      | Bedrooms, Dining Room, Eat-In Kitchen, Living Room, Master Bedroom |
| U2: 2 | 5     | 3     | 1.0   | 0    | No   | 9999  | \$9,999 | \$9,999 |      | Bedrooms, Dining Room, Eat-In Kitchen, Living Room                 |
| U3: 3 | 6     | 3     | 1.0   | 0    | No   | 9999  | \$9,999 | \$9,999 |      | Bedrooms, Dining Room, Eat-In Kitchen, Living Room                 |

Appl:  
 U1: **Carbon Monoxide Detector, Kitchen Exhaust Fan, Range/Oven - Gas**  
 U2: **Carbon Monoxide Detector, Range/Oven - Gas**  
 U3: **Carbon Monoxide Detector, Range/Oven - Gas, Smoke Detector**

Tenant: Phone: T/O Pays:  
 U1: **Owner None Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat**  
 U2: **None None Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat**  
 U3: **None None Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat**

UTILITIES

Cool: **Window A/C(s)**  
 Heat: **3 Units**  
 Fuel: **Gas-Natural**  
 Service: **Cable TV Available, Cable TV**  
 Sewer: **Public Available, Public Sewer**  
 Utilities: **Gas-Natural**  
 Water: **Public Water**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: **\$9,949 / 2018**  
 GOI: **\$9,999**  
 LenderAprrvReq: **No**  
 TaxRt: **4.326 / 2018**  
 TOE: **\$9,999**  
 Easement: **No /**  
 BldAsmt: **\$240,900**  
 NOI: **99,999**  
 LndAsmt: **\$18,300**  
 FarmAsm:  
 TotAsmt: **\$259,200**  
 HmWrnty:

SHOWING INFORMATION

Owner: **On File**  
 Instr: **Call or Text Ana Checo at 973-202-9047**  
 Show: **Call Listing Agent, GSMLS Lockbox**  
 OwnerPh: **99999**  
 Posses: **At Closing**  
 Sign **Yes**

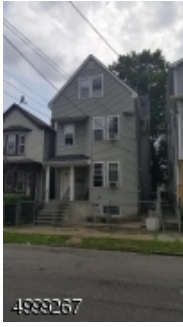
LISTING OFFICE INFORMATION

ListOff: **EXIT REALTY LUCKY ASSOCIATES (0636)**  
 ListAgt1: **ANA CHECO (264965)**  
 BB: **2.25%-\$150**  
 LType: **Exclusive Right to Sell**  
 Ph: **973-817-7700**  
 Ph: **973-202-9047**  
 Email: **la\_chavez80@hotmail.com**  
 Fax: **973-817-8588**  
 SA: **0**  
 BREL: **Transaction Broker**  
 TB: **2.25%-\$150**  
 VarComm: **No**

SELLING OFFICE INFORMATION

SellOff: **REALTY ONE GROUP LEGEND (189003)**  
 SellAgt1: **OTHONIEL GOMEZ (244892)**  
 Ph: **973-772-0660**  
 Ph: **9737720660**  
 Email: **OT\_GOMEZ2@HOTMAIL.COM**  
 Fax: **244892**

3648601 • 524 14TH AVE\*, Paterson City\* • (2508)



**Front**



**Front View**

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**\*\*Info. deemed RELIABLE but not GUARANTEED - ALL Room Sizes are Approx.\*\***

STUART L. DAVIS

3550065 • 560 MADISON AVE\*, Paterson City\* • (2508)



4890514

Image of listing

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**\*\*Info. deemed RELIABLE but not GUARANTEED - ALL Room Sizes are Approx.\*\***

STUART L. DAVIS

3594464 • 786 E 18TH ST\*, Paterson City\* • (2508)



Image of listing



Image of listing



Image of listing



Image of listing



Image of listing

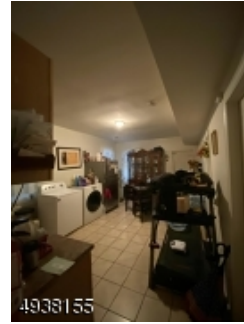


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