

Somerset* Bound Brook Boro* (2704)

118 120 Van Keuren Ave

List Price: \$444,900

Multi-family Agent Complete Report



MLS#: **3705634**
 Status: **S**
 Rms: **10**
 Bdrm: **6**
 FB: **2**
 HB: **2**
 ZIP: **08805-1958***
 RZIP:
 Block: **30***
 Lot: **18***
 Unit #:
 Floor #:
 Bldg #:
 #Units: **2**

Section:
 ZN:
 GRS:
 MSJR:
 HS:
 Acres: **0.00***
 LtSz: **67X110 IRR***
 SqFt: **2442**
 CLR:
 CL:
 GSMLS.com: **Yes**
 FHA 55+: **No**
 YB/Desc/Ren: **1968 / Approximate /**
 Style: **Duplex-Side by Side**

LP: **\$444,900**
 OLP: **\$444,900**
 SP: **\$465,000**
 LD: **04/16/2021**
 XD: **10/16/2021**
 FSD:
 UCD: **05/04/2021**
 ACD: **05/28/2021**
 CD: **05/28/2021**
 ADM: **19**
 DOM: **18**
 Terms: **Conventional**
 SDA:

Directions: **Rt 28 to South on Vossellor left on 2nd St left on Van Keuren Ave Home at end of the street**Remarks: **Fantastic 2 family!! Both units offer finished hardwood flooring, spacious living room, eat in kitchen w granite counter tops, tiled back splash, remodeled baths, newer Anderson windows, full basement laundry, paver brick patio & walkway and well maintained yard.**Agent Remarks: **Highest & Best by Wednesday 4/ 21 @ 12 noon . Must Text Fran to show 908-720-5039 24 hr notice to show.**

GENERAL INFORMATION

Basemnt: **Yes / Bilco-Style Door, Full, Unfinished**
 Drive: **4 / 2 Car Width, Additional Parking, Blacktop**
 Exterior: **Vinyl Siding**
 ExtFeat: **Curbs, Patio, Storage Shed**

LotDesc: **Cul-De-Sac**
 Roof: **Asphalt Shingle**
 Interior: **Vinyl-Linoleum Floors, Wood Floors**

UNIT INFORMATION

	Lvls:	#Rms:	#Bdr:	#Bth:	#FP:	H/C:	SqFt:	Rent:	S.Dep:	Exp:	Rooms:
U1:	2	5	3	1.5	0	No	1220	\$00	\$00		Bedrooms, Eat-In Kitchen, Living Room, Storage, Utility Room
U2:	2	5	3	1.5	0	No	1220	\$1,200	\$00		Bedrooms, Eat-In Kitchen, Kitchen, Storage, Utility Room

Appl:
 U1: **Dishwasher, Dryer, Refrigerator, Range/Oven - Gas, Washer**
 U2: **Dishwasher, Dryer, Refrigerator, Range/Oven - Gas, Washer**

	Tenant:	Phone:	T/O Pays:
U1:	Owner Occupied	908-720-5039	Owner Pays Electric, Owner Pays Gas, Owner Pays Heat, Owner Pays Water
U2:	See Remarks	909-720-5039	Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat, Tenant Pays Water

UTILITIES

Cool: **No Cooling**
 Heat: **Baseboard - Hotwater**
 Fuel: **Gas-Natural**

Sewer: **Public Sewer**
 Utilities: **Electric, Gas-Natural**
 Water: **Public Water**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$9,693* / 2020*	TaxRt: 3.087* / 2020	BldAsmt: \$222,000*	LndAsmt: \$92,000*	TotAsmt: \$314,000*
GOI: \$14,400	TOE: \$00	NOI: 00	FarmAsmt:	HmWrnty:
LenderApprvReq: No	Easement: No /			

SHOWING INFORMATION

Owner: **RAMOS, LAUDARES A & LAURA LE HAN***
 Instr: **Must Text Fran 908-720-5039 Must sign HH before showing. 24 hr notice**
 no exceptions
 Show: **By Appoint-24 Hour Notice, See Showing Instructions, Text Agent**

Poses: **At Closing**
 Sign **Yes**

LISTING OFFICE INFORMATION

ListOff: WEICHERT REALTORS (000611)	Ph: 732-906-8200	Email: ftorella@aol.com
ListAgt1: FRAN TORELLA (214375)	Ph: 908-720-5039	Fax:
BB: 2%-175	SA: 0	TB: 2%-175
LType: Exclusive Right to Sell	BREL: Disclosed Dual Agent	VarComm: No

SELLING OFFICE INFORMATION

SellOff: EXP REALTY, LLC (5028)	Ph: 866-201-6210	Email: stacy@stacystoupas.com
SellAgt1: STACY STOUPAS (249045)	Ph: 732-547-5050	Fax: 732-821-1934

Somerset* Bound Brook Boro* (2704)

112 W Franklin St*

List Price: \$425,000

Multi-family Agent Complete Report



MLS#: **3706939**
 Status: **S**
 Rms: **10**
 Bdrm: **6**
 FB: **2**
 HB: **0**
 ZIP: **08805-1942***
 RZIP:
 Block: **47***
 Lot: **25***
 Unit #:
 Floor #:
 Bldg #:
 #Units: **2**

Section:
 ZN:
 GRS:
 MSJR:
 HS:
 Acres: **0.17***
 LtSz: **45X165***
 SqFt:
 CLR:
 CL:
 GSMLS.com: **Yes**
 FHA 55+: **No**
 YB/Desc/Ren: **1934 / Approximate /**
 Style: **2-Two Story**

LP: **\$425,000**
 OLP: **\$425,000**
 SP: **\$466,000**
 LD: **04/22/2021**
 XD: **07/19/2021**
 FSD:
 UCD: **05/04/2021**
 ACD: **07/15/2021**
 CD: **07/01/2021**
 ADM: **27**
 DOM: **12**
 Terms: **FHA**
 SDA:

Directions: **East St, Left to E High St, Right to Winsor St, Left at the 1st cross street to W Franklin St, House on the left.**

Remarks: **INVESTOR ALERT! Awesome duplex located on a quiet street and a huge lot . Unit 1 features 3 bed 1 bath, huge basement and unit 2 feature 3 beds and 1 full bath and it's own large Basement. Large fenced in yard and driveway. Newly updated! \$3600 monthly income!**

GENERAL INFORMATION

Basemnt: **Yes / Unfinished**
 Drive: **4 / Off-Street Parking**
 Exterior: **Vinyl Siding**
 ExtFeat: **Enclosed Porch(es)**

Garage: **0 /**
 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	1200	\$1,750	\$2,625	05/01/2021	Bedrooms, Eat-In Kitchen, Kitchen, Laundry Room, Living Room, Utility Room
U2:	1	5	3	1.0	0	No	1183	\$1,560	\$2,340	02/01/2022	Bedrooms, Eat-In Kitchen, Kitchen, Laundry Room, Living Room, Utility Room

Appl:
 U1: **Carbon Monoxide Detector, Ceiling Fan(s), Dryer, Fire Alarm System, Kitchen Exhaust Fan, Microwave Oven, Smoke Detector, Washer**
 U2: **Carbon Monoxide Detector, Ceiling Fan(s), Dryer, Fire Alarm System, Kitchen Exhaust Fan, Microwave Oven, Smoke Detector, Washer**

	Tenant:	Phone:	T/O Pays:
U1:	Catia	732-379-9094	Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat
U2:	Paula Brito	732-379-9094	Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat

UTILITIES

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

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

FINANCIAL INFORMATION / TAX INFORMATION

Taxes:	TaxRt:	BldAsmt:	LndAsmt:	TotAsmt:
\$9,693* / 2020*	3.087* / 2020	\$212,000*	\$102,000*	\$314,000*
GOI: \$43,200	TOE: \$13,000	NOI: 30,200	FarmAsm: No	HmWrnty: No
LenderAprrvReq: No	Easement: No /			

SHOWING INFORMATION

Owner: **MAZIARZ, JANUSZ & JOLANTA***
 Poses: **At closing**
 Show: **By Appoint-24 Hour Notice**

Sign **Yes**

LISTING OFFICE INFORMATION

ListOff: **EXP REALTY, LLC (5028)**
 ListAgt1: **IFRA YASIN (312593)**
 BB: **2%**
 LType: **Exclusive Right to Sell**

Ph: **866-201-6210**
 Ph: **908-402-7090**

Email: **ifrayasin@gmail.com**
 Fax: **201-731-8370**

SA: **0**
 BREL: **Disclosed Dual Agent**

TB: **0**
 VarComm: **No**

SELLING OFFICE INFORMATION

SellOff: **RE/MAX SELECT (158106)**
 SellAgt1: **OLANDO FISHER (299954)**

Ph: **908-233-9292**
 Ph: **908-930-9243**

Email: **ofisherhomes@gmail.com**
 Fax: **908-233-9902**

Somerset* Bound Brook Boro* (2704)

327 Vosseller Ave*

List Price: \$525,000

Multi-family Agent Complete Report



MLS#: **3738859**
 Status: **S**
 Rms: **14**
 Bdrm: **6**
 FB: **2**
 HB: **0**
 ZIP: **08805-1601***
 RZIP:
 Block: **41***
 Lot: **7***
 Unit #:
 Floor #:
 Bldg #:
 #Units: **2**

Section:
 ZN:
 GRS:
 MSJR:
 HS:
 Acres: **0.22***
 LtSz: **50X188***
 SqFt:
 CLR:
 CL:
 GSMLS.com: **Yes**
 FHA 55+: **No**
 YB/Desc/Ren: **1923 / /**
 Style: **Duplex-Side by Side**

LP: **\$525,000**
 OLP: **\$525,000**
 SP: **\$525,000**
 LD: **09/03/2021**
 XD: **02/03/2022**
 FSD:
 UCD: **09/24/2021**
 ACD: **11/30/2021**
 CD: **11/04/2021**
 ADM: **17**
 DOM: **21**
 Terms: **Conventional**
 SDA:

Directions: **Rt 28 to Vosseller Ave**Remarks: **Great opportunity to own a 2 Family home in Bound Brook. Each unit features 3Bed/1 full bath, wood floors, & washer/dryer. This property won't last, make an appointment today!**Agent Remarks: **Please see Showing Time to schedule each unit separately Please submit all offers in PDF contract form along with pre approval and/or proof of funds**

GENERAL INFORMATION

Basemnt: **Yes / Full**
 Drive: **4 / Driveway-Shared**
 Exclu: **Personal Items**
 Exterior: **Aluminum Siding**
 ExtFeat: **Storage Shed**

Garage: **2 / Detached Garage**
 Roof: **Asphalt Shingle**

UNIT INFORMATION

	Lvls:	#Rms:	#Bdr:	#Bth:	#FP:	H/C:	SqFt:	Rent:	S.Dep:	Exp:	Rooms:
U1:	2	7	3	1.0	0	No	1250	\$1,840	\$2,760		Dining Room, Eat-In Kitchen, Living Room
U2:	2	7	3	1.0	0	No	1250	\$1,550	\$2,325		Dining Room, Eat-In Kitchen, Living Room

Appl:
 U1: **Dryer, Refrigerator, Range/Oven - Gas, Washer**
 U2: **Dryer, Refrigerator, Range/Oven - Gas, Washer**

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

UTILITIES

Cool: **Central Air, Window A/C(s)**
 Heat: **Radiators - Hot Water**
 Fuel: **Gas-Natural**
 Sewer: **Public Sewer**
 Utilities: **See Remarks**
 WtrHt: **Gas**
 Water: **Public Water**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$11,573* / 2020*	TaxRt: 3.087* / 2020	BldAsmt: \$288,700*	LndAsmt: \$131,400*	TotAsmt: \$420,100*
GOL: \$00	TOE: \$00	NOI: 00	FarmAsmt:	HmWrnty:
LenderAprvReq: No	Easement: No /			

SHOWING INFORMATION

Owner: **Tsoukalas, Stelios***
 Instr: **See Showing Time to schedule**
 Show: **By Appoint-24 Hour Notice**
 Posses: **At Closing**
 Sign: **Yes**

LISTING OFFICE INFORMATION

ListOff: KELLER WILLIAMS REALTY (2822)	Ph: 732-536-9010	Email: jose.sanchez@mylinkrealty.com
ListAgt1: JOSE SANCHEZ (293632)	Ph: 732-851-3535	Fax: 267-329-7916
BB: 2%-\$300	SA: 0	TB: 1%-\$300
LType: Exclusive Right to Sell	BREL: Disclosed Dual Agent	VarComm: No

SELLING OFFICE INFORMATION

SellOff: REALTY ONE GROUP SUNRISE (5760)	Ph: 201-265-7000	Email: sbrownsellsnj@gmail.com
SellAgt1: STEVEN A BROWN JR (304264)	Ph: 732-877-9094	Fax:

Somerset* Bound Brook Boro* (2704)

232 W Franklin St

List Price: \$525,000

Multi-family Agent Complete Report



MLS#: **3703155** Section:
 Status: **S** ZN:
 Rms: **14** GRS: **LAFAYETTE**
 Bdrrm: **6** MSJR: **SMALLEY**
 FB: **4** HS: **BOUNDBROOK**
 HB: **0** Acres: **0.17***
 ZIP: **08805-1944*** LtSz: **50X145***
 RZIP: **08805** SqFt:
 Block: **47*** CLR:
 Lot: **6*** CL:
 Unit #: GSMLS.com: **Yes**
 Floor #: FHA 55+: **No**
 Bldg #: YB/Desc/Ren: **1918 / Approximate / 2021**
 #Units: **2** Style: **Duplex-Side by Side**

LP: **\$525,000**
 OLP: **\$525,000**
 SP: **\$530,000**
 LD: **04/07/2021**
 XD: **10/08/2021**
 FSD: **04/11/2021**
 UCD: **05/03/2021**
 ACD: **06/14/2021**
 CD: **06/10/2021**
 ADM: **27**
 DOM: **26**
 Terms: **Conventional**
 SDA: **Yes**

Directions: **Vosseller Ave to W. Franklin St**

Remarks: **Great investment property! Side by Side Duplex with a large covered porch on a quiet street, close to schools. NJT Train less than 1 mile away. Each unit has 3 bedrooms and 2 full bathrooms, Living Room, Dining Room, Walk-up Finished Attic (Bonus Room), Basement storage with Bilco Doors. New Central Air in each unit, recessed lighting and hardwood floors throughout. There is plenty of off-street parking available and yard space. Offer accepted 4-19-21.**

Agent Remarks: **Offer accepted 4-19-21**

GENERAL INFORMATION

Basemnt: **Yes / Bilco-Style Door, Full, Unfinished, Walkout**Drive: **8 / 1 Car Width, Blacktop, On-Street Parking**Exterior: **Vinyl Siding**ExtFeat: **Vinyl Fence, Open Porch(es), Storm Door(s), Storm Window(s)**LotDesc: **Level Lot**Roof: **Asphalt Shingle**Interior: **Carbon Monoxide Detector, Fire Extinguisher, Tile Floors, Wood Floors, Smoke Detector**

UNIT INFORMATION

	Lvls:	#Rms:	#Bdr:	#Bth:	#FP:	H/C:	SqFt:	Rent:	S.Dep:	Exp:	Rooms:
U1:	3	7	3	2.0	0	No	0	\$00	\$00		Attic, Bedrooms, Dining Room, Kitchen, Living Room, Porch
U2:	3	7	3	2.0	0	No	0	\$00	\$00		Attic, Bedrooms, Dining Room, Kitchen, Living Room, Porch

Appl:

U1: **Carbon Monoxide Detector, Ceiling Fan(s), Refrigerator, Range/Oven - Gas, Smoke Detector**U2: **Carbon Monoxide Detector, Ceiling Fan(s), Refrigerator, Range/Oven - Gas, Smoke Detector**

Tenant:

Phone:

T/O Pays:

U1: **Vacant** **999-999-9999** **Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat, Tenant Pays Water**U2: **Vacant** **999-999-9999** **Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat, Tenant Pays Water**

UTILITIES

Cool: **2 Units, Ceiling Fan**Heat: **2 Units, Baseboard - Hotwater**Fuel: **Gas-Natural**Service: **Cable TV Available, Garbage Extra Charge**Sewer: **Public Sewer**Utilities: **Electric, Gas-Natural**WtrHt: **Gas**Water: **Public Water**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: **\$9,118* / 2020***TaxRt: **3.087* / 2020**BldAsmt: **\$194,400***LndAsmt: **\$101,000***TotAsmt: **\$295,400***GOI: **\$00**TOE: **\$00**NOI: **00**FarmAsmt: **No**HmWrnty: **No**LenderAprrvReq: **No**Easement: **No /**

SHOWING INFORMATION

Owner: **Bound Brook Investment LLC**Instr: **Showings begin 4-12-2021, please complete Covid Hold Harmless ahead of showing. Text Agent 908-868-5372.**Show: **GSMLS Lockbox, Text Agent**Posses: **at closing**Sign **Yes**

LISTING OFFICE INFORMATION

ListOff: **RE/MAX ACHIEVERS (3105)**ListAgt1: **RICHARD BABEU (287860)**BB: **2% -100**LType: **Exclusive Right to Sell**Ph: **908-522-9444**Ph: **908-522-9444**Email: **richard.babeu@gmail.com**Fax: **908-522-9455**SA: **0**BREL: **Disclosed Dual Agent**TB: **2% -100**VarComm: **No**

SELLING OFFICE INFORMATION

SellOff: **RE/MAX ACHIEVERS (3105)**SellAgt1: **ROBERT B OQUIST (210580)**Ph: **908-522-9444**Ph: **201-563-2980**Email: **robertoquist@gmail.com**

Fax:

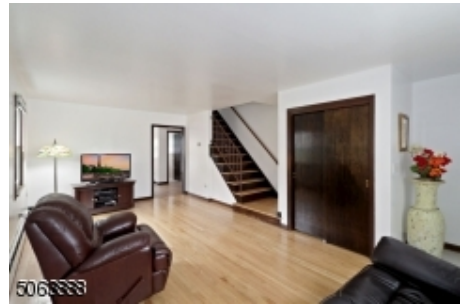
3705634 • 118 120 Van Keuren Ave, Bound Brook Boro* • (2704)



Front



Living Room



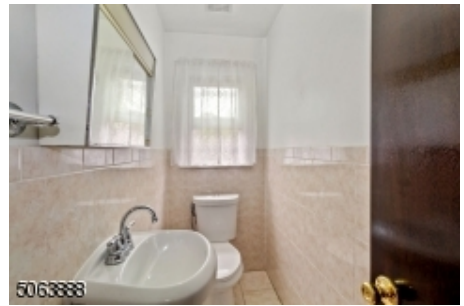
Living Room



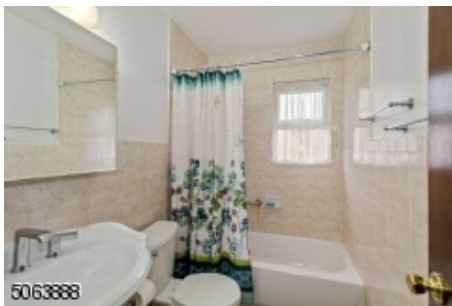
Kitchen



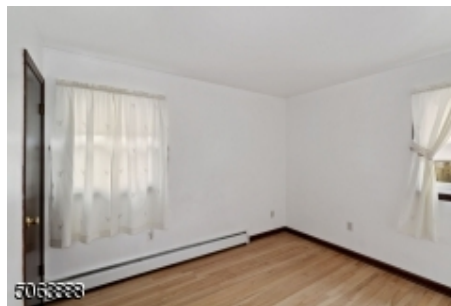
Kitchen



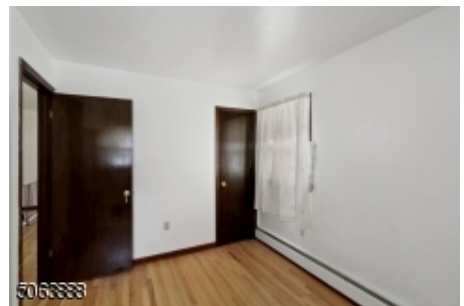
Bathroom



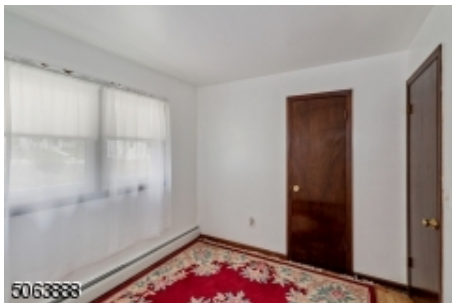
Bathroom



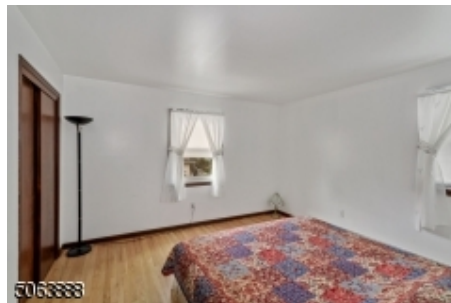
Bedroom



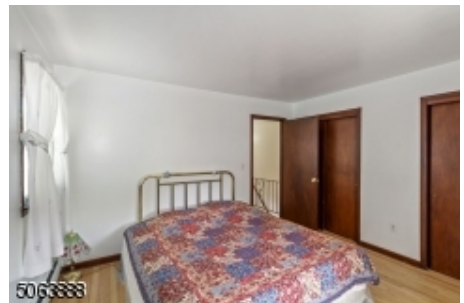
Bedroom



Bedroom



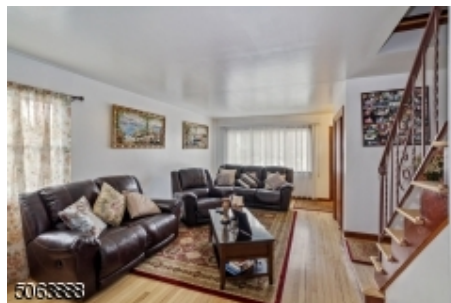
Bedroom



Bedroom



Living Room



Living Room



Living Room



Kitchen



Kitchen



Bathroom



Bathroom

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

DANIEL SCHOENBAECHLER

3706939 • 112 W Franklin St*, Bound Brook Boro* • (2704)



Welcome



Front Corner



Front Door



Front Entrance



Kitchen



Kitchen



Living Room



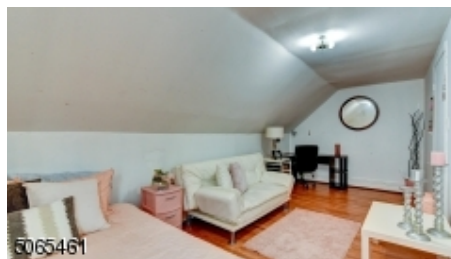
Living Room



Living Room



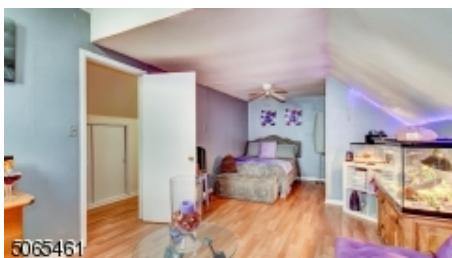
Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Upstairs Hallway



Kitchen



Kitchen



Kitchen



Kitchen



Living Room



Bathroom



Bedroom



Rear Corner



Back Yard

3738859 • 327 Vosseller Ave*, Bound Brook Boro* • (2704)



Front



Front



Front



Living Room



Living Room



Living Room



Living Room



Extra Room



Dining Room



Dining Room



Kitchen



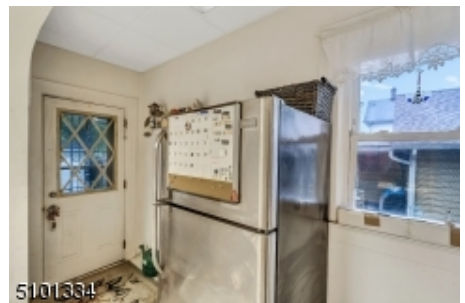
Kitchen



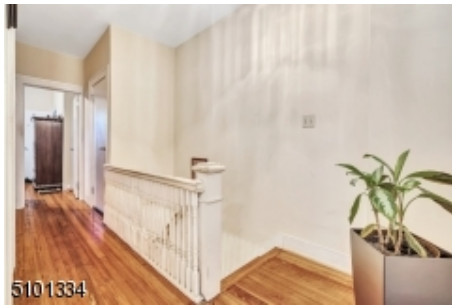
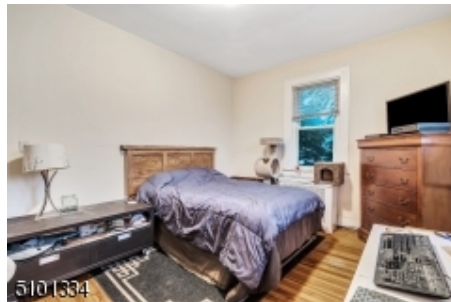
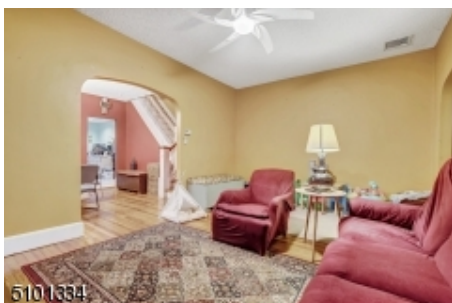
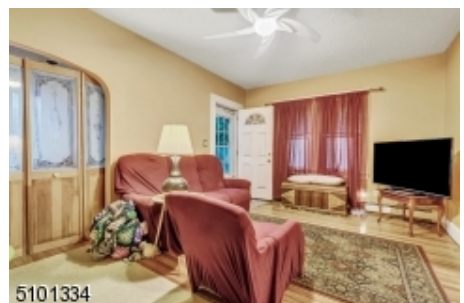
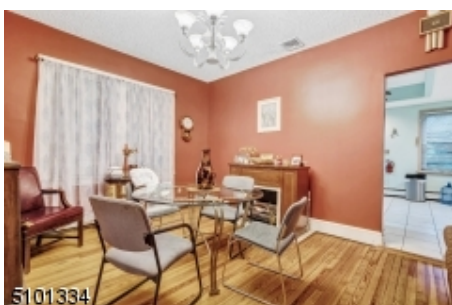
Kitchen



Kitchen



Kitchen

**Upstairs Hallway****Bathroom****Bedroom****Bedroom****Bedroom****Bedroom****Bedroom****Bedroom****Living Room****Living Room****Living Room****Living Room****Dining Room****Kitchen****Kitchen**



Kitchen



Kitchen



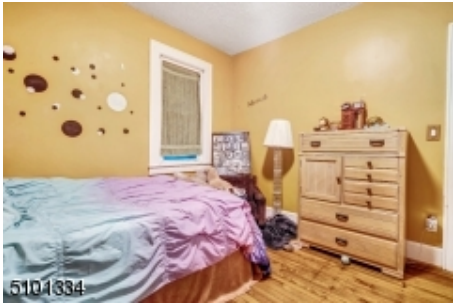
Upstairs Hallway



Bathroom



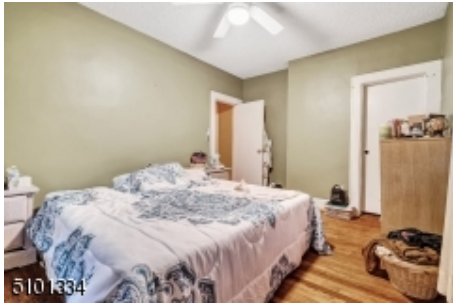
Bedroom



Bedroom



Bedroom



Bedroom



Backyard



Backyard

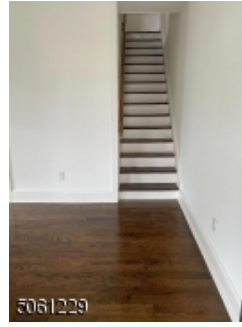
3703155 • 232 W Franklin St, Bound Brook Boro* • (2704)



Front View
232-234 W. Franklin 2 Family Duplex



Front Corner View



U1 Stairway



U1 Living Room to Dining Room



U1 looking to Living Room



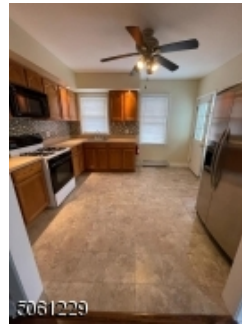
U1 Dining Room



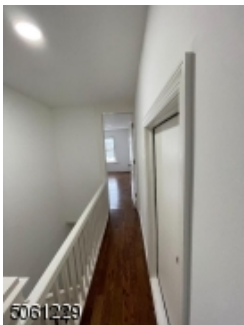
U1 1st Floor Full Bath



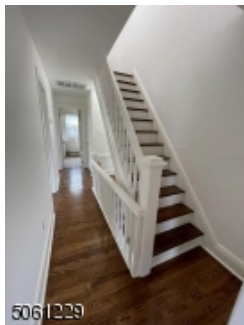
U1 Kitchen



U2 Kitchen



3rd Floor Hall to Bonus Room



Stairway to 3rd Floor



Bedroom 3



Bedroom 2



Bedroom 1



2nd Floor Full Bathroom



Front Port



U1 Rear Door



U2 Rear Door



Rear view



Off Street Parking