

Passaic* Paterson City* (2508)

123 N MAIN ST*

List Price: \$320,000

Multi-family Agent Complete Report



MLS#: **3622659**
 Status: **S**
 Rms: **8**
 Bdrm: **4**
 FB: **2**
 HB: **0**
 ZIP: **07522-1745***
 RZIP:
 Block: **210***
 Lot: **20***
 Unit #:
 Floor #:
 Bldg #:
 #Units: **2**

Section:
 ZN:
 GRS:
 MSJR:
 HS:
 Acres: **0.07***
 LtSz: **30X100***
 SqFt:
 CLR:
 CL:
 GSMLS.com: **Yes**
 FHA 55+: **No**
 YB/Desc/Ren: **9999 / Unknown /**
 Style: **2-Two Story**

LP: **\$320,000**
 OLP: **\$340,000**
 SP: **\$330,000**
 LD: **03/10/2020**
 XD: **03/09/2021**
 UCD: **11/21/2020**
 ACD: **01/31/2021**
 CD: **12/31/2020**
 ADM: **253**
 DOM: **256**
 Terms: **Cash**
 SDA:

Directions: **GPS**

Remarks: **Completely Renovated 2 Family Home. Live In One Unit, While Unit 2 Helps Pay Your Mortgage! Kitchen with Granite Countertops. Everything Impeccable. Looks Like New.**

GENERAL INFORMATION

Basemnt: **Yes / Unfinished**
 Drive: **0 / See Remarks**
 Exterior: **Vinyl Siding**

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	0	\$00	\$00		Bedrooms, Eat-In Kitchen, Kitchen, Living Room
U2:	1	4	2	1.0	0	No	0	\$00	\$00		Bedrooms, Eat-In Kitchen, Kitchen, Living Room

Appl:
 U1: **See Remarks**
 U2: **See Remarks**

Tenant: **On File** Phone: **On File** T/O Pays:
 U1: **On File** **On File** **Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat**
 U2: **On File** **On File** **Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat**

UTILITIES

Cool: **See Remarks**
 Heat: **2 Units**
 Fuel: **Gas-Natural**

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

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$7,021* / 2018*	TaxRt: 4.326* / 2018	BldAsmt: \$140,100*	LndAsmt: \$23,800*	TotAsmt: \$163,900*
GOI: \$00	TOE: \$00	NOI: 00	FarmAsm:	HmWrnty:
LenderAprvReq: No	Easement: Unknown /			

SHOWING INFORMATION

Owner: **On File**
 Poses: **TBA**
 Show: **Call Listing Office**

Sign **Yes**

LISTING OFFICE INFORMATION

ListOff: C-21 POGO REALTORS (0192)	Ph: 908-851-2121	Email: sminwachukwu@yahoo.com
ListAgt1: SAMUEL C. NWACHUKWU (257526)	Ph: 973-518-3253	Fax: 908-851-2707
BB: 2.25% - \$100	SA: 0	TB: 2.25% - \$100
LType: Exclusive Right to Sell	BREL: Disclosed Dual Agent	VarComm: No

SELLING OFFICE INFORMATION

SellOff: UNKNOWN OFFICE (9999)	Ph: 973-555-5555	Email:
SellAgt1: UNKNOWN AGENT (999999)	Ph: 973-555-5555	Fax: 973-555-5555

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

DANIEL SCHOENBAECHLER

Passaic* Paterson City* (2508)

151-153 N 5TH ST*

List Price: \$299,000

Multi-family Agent Complete Report



MLS#: **3669132**
 Status: **S**
 Rms: **12**
 Bdrm: **5**
 FB: **3**
 HB: **0**
 ZIP: **07522-1330***
 RZIP: **503***
 Block: **17***
 Lot: **17***
 Unit #: **2**
 Floor #: **2**
 Bldg #: **2**
 #Units: **2**

Section: **2**
 ZN: **2**
 GRS: **2**
 MSJR: **2**
 HS: **2**
 Acres: **0.17***
 LtSz: **50X145***
 SqFt: **1390**
 CL: **2**
 CL: **2**
 GSMLS.com: **No**
 FHA 55+: **No**
 YB/Desc/Ren: **1900 / Unknown /**
 Style: **2-Two Story**

LP: **\$299,000**
 OLP: **\$299,000**
 SP: **\$350,000**
 LD: **10/03/2020**
 XD: **03/31/2021**
 UCD: **10/16/2020**
 ACD: **12/30/2020**
 CD: **12/23/2020**
 ADM: **27**
 DOM: **13**
 Terms: **Conventional**
 SDA: **No**

Directions: **Between Haledon Avenue & Jefferson Street**Remarks: **Excellent two family property for owner occupied or investment features LR, 2 Bd, Kt & Ba on each floor. Partially finished basement with additional room, full bath and summer kitchen. Possible subdivision of the lot 50x145. Parking space for 8 cars, and a garage.**Agent Remarks: **Multiple offers on property. Highest and best offer by Friday 9pm, October 9th. Follow CDC safety guidelines for showings. Email covid form to Aminul@nicholasrealestate.com Text 973-356-2104**

GENERAL INFORMATION

Basemnt: **Yes / Finished-Partially, Walkout**
 Drive: **6 / 1 Car Width**
 Exterior: **Vinyl Siding**

Garage: **2 / Detached Garage**
 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	696	\$00	\$00		Bedrooms, Eat-In Kitchen, Living Room
U2:	2	4	2	1.0	0	No	696	\$00	\$00		Bedrooms, Eat-In Kitchen, Living Room

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

Tenant: **Owner occupied** Phone: **123-456-7890** T/O Pays: **Owner Pays Electric, Owner Pays Gas, Owner Pays Heat, Owner Pays Water**
 U2: **Vacant** Phone: **123-456-7890** Tenant Pays Electric, Tenant Pays Gas

UTILITIES

Cool: **Wall A/C Unit(s), Window A/C(s)** Sewer: **Public Sewer**
 Heat: **Baseboard - Hotwater** Utilities: **Electric, Gas-Natural**
 Fuel: **Gas-Natural** WtrHt: **Gas**
 Water: **Public Water**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: **\$6,263* / 2019*** TaxRt: **4.134* / 2019** BidAsmt: **\$99,900*** LndAsmt: **\$54,400*** TotAsmt: **\$154,300***
 GOI: **\$1** TOE: **\$1** NOI: **1** FarmAsm: HmWrnty:
 LenderAprvReq: **No** Easement: **No /**

SHOWING INFORMATION

Owner: **CHOUDHURY, MAMUNUR RASHID*** Poses: **180**
 Instr: **Text 973-356-2104** Sign: **No**
 Show: **See Showing Instructions, Text Agent, Text Owner/Tenant**

LISTING OFFICE INFORMATION

ListOff: **NICHOLAS REAL ESTATE AGENCY (0699)** Ph: **973-340-1202** Email: **tatkm27@hotmail.com**
 ListAgt1: **TATIANA MOSQUERA (294879)** Ph: **862-686-8319** Fax:
 BB: **3% - 200** SA: **3% -200** TB: **3% - 200**
 LType: **Exclusive Right to Sell** BREL: **Disclosed Dual Agent** VarComm: **No**

SELLING OFFICE INFORMATION

SellOff: **RE/MAX TOWN & VALLEY (4139)** Ph: **908-852-1333** Email: **meeknuris@gmail.com**
 SellAgt1: **NURIS MERCEDES MEEK (300205)** Ph: **9175615156** Fax:

Passaic* Paterson City* (2508)

18 BARNERT PL*

List Price: \$339,000

Multi-family Agent Complete Report



MLS#: **3659433**
 Status: **S**
 Rms: **10**
 Bdrm: **6**
 FB: **2**
 HB: **0**
 ZIP: **07522-1814***
 RZIP:
 Block: **109***
 Lot: **9***
 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: **2000 / Approximate /**
 Style: **2-Two Story**

LP: **\$339,000**
 OLP: **\$339,900**
 SP: **\$362,000**
 LD: **08/27/2020**
 XD: **08/31/2021**
 UCD: **09/10/2020**
 ACD: **11/30/2020**
 CD: **11/10/2020**
 ADM: **14**
 DOM: **14**
 Terms: **FHA**
 SDA:

Directions: **GOOGLE MAPS**Remarks: **PERFECT FOR OWNER OCCUPANT WANTING TO PAY LESS IN RENT OR INVESTOR SEEKING STEADY CASH FLOW HIGHEST & BEST DUE TUESDAY 9/2/2020 5PM**Agent Remarks: **ATTENTION COME SEE THIS BEAUTIFUL BRAND NEW 2 FAMILY. NEAR PROSPECT PARK, CLOSE TO TRANSPORTATION, HIGHWAY. WILL NOT LAST!!**

GENERAL INFORMATION

Basemnt: **Yes / Unfinished**
 Drive: **0 / None**
 Exterior: **Aluminum Siding**

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	0	\$00	\$00		Bedrooms, Eat-In Kitchen, Living Room
U2:	2	6	4	1.0	0	No	0	\$00	\$00		Bedrooms, Eat-In Kitchen, Living Room

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

Tenant: Phone: T/O Pays:
 U1: **N/A** **0000000000** **Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat**
 U2: **N/A** **0000000000** **Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat**

UTILITIES

Cool: **2 Units** Sewer: **Public Sewer**
 Heat: **2 Units** Utilities: **Gas-Natural**
 Fuel: **Gas-Natural** Water: **Public Water**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$5,948* / 2019*	TaxRt: 4.134* / 2019	BldAsmt: \$118,500*	LndAsmt: \$28,700*	TotAsmt: \$147,200*
GOI: \$00	TOE: \$00	NOI: 00	FarmAsmt:	HmWrrty:
LenderApprvReq: No	Easement: No /			

SHOWING INFORMATION

Owner: **REP BY LA**
 Instr: **EMAIL DENNYM.ASSISTANT@GMAIL.COM 24 HOUR NOTICE. LOCKBOX** Posses: **30-60**
ON SITE
 Show: **By Appoint-24 Hour Notice** Sign **No**

LISTING OFFICE INFORMATION

ListOff: REALTY ONE GROUP LEGEND (189003)	Ph: 973-772-0660	Email: ot@roglegend.com
ListAgt1: OTHONIEL GOMEZ (244892)	Ph: 9737720660	Fax: 244892
BB: 2%-\$200	SA: 2%-\$200	TB: 2%-2\$200
LType: Exclusive Right to Sell	BREL: Disclosed Dual Agent	VarComm: No

SELLING OFFICE INFORMATION

SellOff: REALTY EXECUTIVES SIGNATURE HOMES (5010)	Ph: 973-607-2001	Email: CHRISTINECSELLSHOMES@GMAIL.COM
SellAgt1: CHRISTINE CRUZ (304426)	Ph: 551-216-9166	Fax: 973-607-2001

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DANIEL SCHOENBAECHLER

3622659 • 123 N MAIN ST*, Paterson City* • (2508)



Front



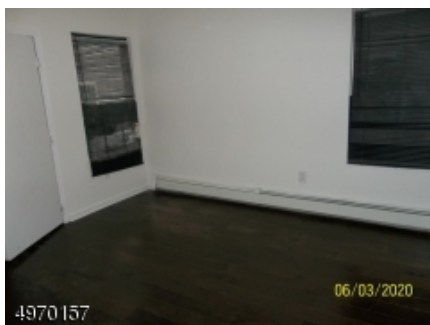
Room



Kitchen



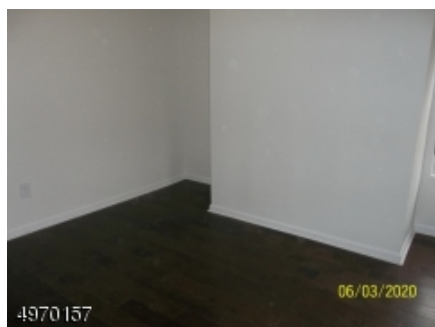
Kitchen



Room



Bathroom



Room



Room



Kitchen



Kitchen



Room



Bathroom



Room



Backyard



Back

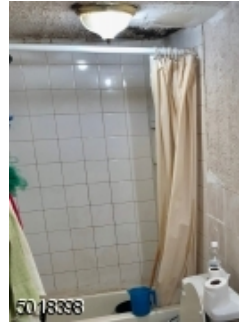
3669132 • 151-153 N 5TH ST*, Paterson City* • (2508)



Front



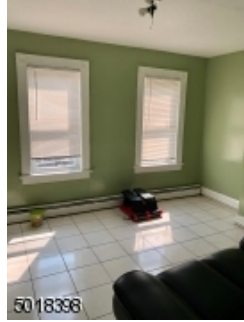
Driveway



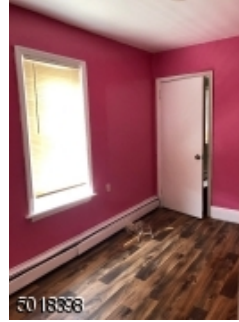
First floor bath



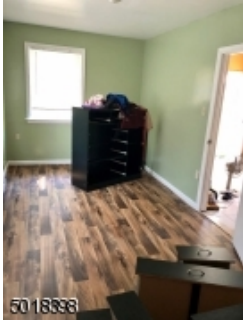
First fl



Second Fl LR



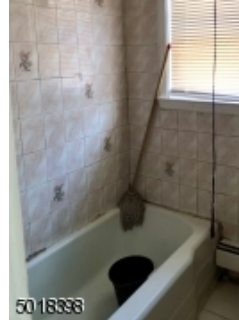
Second fl bed



Second fl bed



Second fl kitchen



Second fl bath



Driveway



Back

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DANIEL SCHOENBAECHLER

3659433 • 18 BARNERT PL*, Paterson City* • (2508)



front



front



back



back



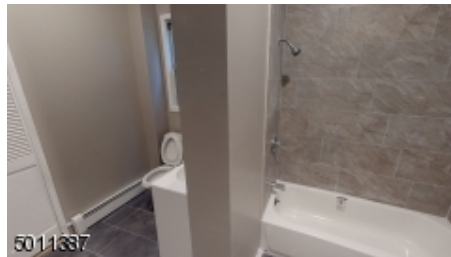
back



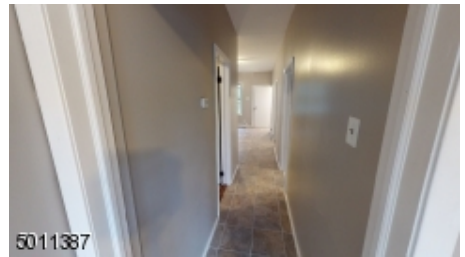
living room



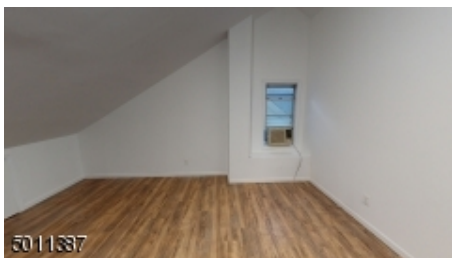
kitchen



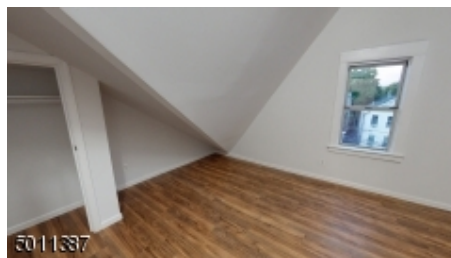
bathroom



hallway



attic room



attic room



bath