

Warren* Phillipsburg Town* (3019)

240 Mercer St*

List Price: \$194,500

Multi-family Agent Complete Report



MLS#: **3728423**
 Status: **UC**
 Rms: **8**
 Bdrrm: **3**
 FB: **2**
 HB: **0**
 ZIP: **08865-3038***
 RZIP: **08865**
 Block: **2012***
 Lot: **1***
 Unit #:
 Floor #:
 Bldg #:
 #Units: **2**

Section:
 ZN:
 GRS: **PHILIPSBURG**
 MSJR: **PHILIPSBURG**
 HS: **PHILIPSBURG**
 Acres: **0.04***
 LtSz: **.038 ACRE***
 SqFt:
 CLR: **Grey**
 CL:
 GSMLS.com: **Yes**
 FHA 55+: **No**
 YB/Desc/Ren: **1920 / Renovated / 2006**
 Style: **2-Two Story**

LP: **\$194,500**
 OLP: **\$194,500**
 SP:
 LD: **07/19/2021**
 XD: **01/12/2022**
 FSD: **07/22/2021**
 UCD: **09/24/2021**
 ACD: **11/30/2021**
 CD:
 ADM: **67**
 DOM: **67**
 Terms:
 SDA:

Directions: **US-22 E, Take the Main St exit toward Broad St, Left to stay on N Main St, Right onto Stockton St, Left onto Mercer St, 240 Mercer St is on the Right**
 Remarks: **Amazing investment opportunity to add to your portfolio! This 2 unit apartment building offers a first floor one bedroom apartment and then a second floor apartment that is spacious and goes to 3rd floor. Both spacious units are currently occupied with long term tenants that would like to stay. There is also a detached garage that is currently being rented for \$75 per month as well! Located conveniently near major commuter routes, tons of shopping and great dining options! Also, only minutes from the Pennsylvania/New Jersey border. See this property today!**

Agent Remarks: **Apts are currently on month-to-month rental agreement and landlord prefers to sell with tenants in place. Tenants always been current with rent. Showings are Tu 12-5, Th 12-6, Fri 12-4 NO Exceptions**

GENERAL INFORMATION

Basemnt: **Yes / Full**
 Drive: **2 / Additional Parking**
 Exterior: **Cinder Block, Vinyl Siding**
 ExtFeat: **Curbs, Open Porch(es)**

Garage: **1 / Detached Garage**
 LotDesc: **Corner, Level Lot**
 Roof: **Asphalt Shingle, Slate**
 Interior: **Fire Extinguisher, Wood Floors, Smoke Detector**

UNIT INFORMATION

	Lvls:	#Rms:	#Bdr:	#Bth:	#FP:	H/C:	SqFt:	Rent:	S.Dep:	Exp:	Rooms:
U1:	1	4	1	1.0	0	No	0	\$750	\$750		Bedrooms, Eat-In Kitchen, Living Room, Porch
U2:	2	4	2	1.0	0	No	0	\$1,050	\$1,050		Bedrooms, Eat-In Kitchen, Living Room, Porch
U3:	0	0	0	0.0	0	No	0	\$75	\$00		See Remarks, Storage

Appl:
 U1: **Self-Cleaning Oven, Refrigerator, Range/Oven - Gas, Smoke Detector**
 U2: **Refrigerator, Range/Oven - Gas, Smoke Detector**

	Tenant:	Phone:	T/O Pays:
U1:	C/O Listing Agent	999-999-9999	Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat
U2:	C/O Listing Agent	999-999-9999	Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat

UTILITIES

Cool: **No Cooling**
 Heat: **2 Units, Baseboard - Hotwater**
 Fuel: **Gas-Natural**
 Service: **Cable TV Available, Garbage Included**

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

FINANCIAL INFORMATION / TAX INFORMATION

Taxes:	TaxRt:	BldAsmt:	LndAsmt:	TotAsmt:
\$4,712* / 2020*	4.042* / 2020	\$103,100*	\$13,500*	\$116,600*
GOI: \$22,500	TOE: \$00	NOI: 00	FarmAsmt: No	HmWrnty: No
LenderApprvReq: No	Easement: Unknown /			

SHOWING INFORMATION

Owner: **C/O Listing Agent**
 Instr: **Call Appointment Center to Show (800) 746-9464 ; Tenant Occupied. DO NOT let cats out of BOTH units. Please Review Agent Remarks Above.**
 Show: **By Appoint-24 Hour Notice, See Showing Instructions**

Posses: **Negotiable**
 Sign **No**

LISTING OFFICE INFORMATION

ListOff:	Ph:	Email:
KELLER WILLIAMS REAL ESTATE (4886)	908-751-7750	jason@freebygroup.com
ListAgt1: JASON FREEBY (266737)	908-572-0722	Fax:
BB: 2.5% - \$75	SA: n/a	TB: n/a
LType: Exclusive Right to Sell	BREL: Disclosed Dual Agent	VarComm: No

Warren* Phillipsburg Town* (3019)

90-90A Sitgreaves St

List Price: \$199,000

Multi-family Agent Complete Report



MLS#: **3700844** Section:
 Status: **S** ZN:
 Rms: **10** GRS: **PHILIPSBURG**
 Bdrm: **5** MSJR:
 FB: **2** HS: **PHILIPSBURG**
 HB: **1** Acres: **0.05***
 ZIP: **08865-3015*** LtSz: **.050 ACRE***
 RZIP: SqFt:
 Block: **1421*** CLR:
 Lot: **24*** CL:
 Unit #: GSMLS.com: **Yes**
 Floor #: FHA 55+: **No**
 Bldg #: YB/Dsc/Ren: **1900 / Approximate /**
 #Units: **2** Style: **Duplex-Side by Side, 3-Three Story**

LP: **\$199,000**
 OLP: **\$199,000**
 SP: **\$190,000**
 LD: **03/27/2021**
 XD: **03/15/2022**
 FSD:
 UCD: **06/04/2021**
 ACD: **09/30/2021**
 CD: **10/04/2021**
 ADM: **76**
 DOM: **69**
 Terms: **Conventional**
 SDA: **No**

Directions: **NJ-122 W/S Main Street, Right onto Abbott St, Left onto Sitgreaves**

Remarks: **Live in 1 side, Rent the other or keep current tenants as a cash flow investment with 10% ROI. 2 family house in the heart of Phillipsburg, close to stores and restaurants, minutes walk to the park. 1 Side has Living Room, Dining are and Kitchen on the 1st level, 3 Beds and 1 and half Bath on the 2nd Floor and Finished Attic. The 2nd Unit offers living room, Eat-in Kitchen on the 1st Floor, Full unfinished Basement and 2 Bedrooms and a Bath on the 2nd Floor. All Separate utilities and Low taxes.**

Agent Remarks: **Showings on Wednesdays and Sundays Only, Call/text Tahmina at 973-885-8048 for confirmed appointments. Tenants need 24 Hrs Minimum Notice.**

GENERAL INFORMATION

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

UNIT INFORMATION

	Lvs:	#Rms:	#Bdr:	#Bth:	#FP:	H/C:	SqFt:	Rent:	S.Dep:	Exp:	Rooms:
U1:	3	6	3	2.0	0	No	900	\$1,150	\$00		Attic, Bedrooms, Dining Room, Kitchen, Living Room, See Remarks
U2:	2	4	2	1.0	0	No	700	\$1,150	\$00		Bedrooms, Eat-In Kitchen, Living/Dining Room, See Remarks

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

Tenant: Phone: T/O Pays:
 U1: **Info w/Listing Agent 000-000-0000 Owner Pays Gas, Owner Pays Heat, Owner Pays Water, Tenant Pays Electric**
 U2: **Info w/Listing Agent 000-000-0000 Owner Pays Gas, Owner Pays Heat, Owner Pays Water, Tenant Pays Electric**

UTILITIES

Cool: **1 Unit** Sewer: **Public Sewer**
 Heat: **1 Unit** Utilities: **Gas-Natural**
 Fuel: **Oil Tank Above Ground - Inside** WtrHt: **Gas**
 Water: **Public Water**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$4,664* / 2020*	TaxRt: 4.042* / 2020	BldAsmt: \$101,500*	LndAsmt: \$13,900*	TotAsmt: \$115,400*
GOL: \$27,600	TOE: \$00	NOI: 00	FarmAsmt:	HmWrnty:
LenderApprvReq: No	Easement: No /			

SHOWING INFORMATION

Owner: **c/of Listing Agent** Posses: **at Closing**
 Instr: **Showings only on Wednesdays and Saturdays only. Ca** Sign: **No**
 Show: **Call Listing Agent, Text Agent**

LISTING OFFICE INFORMATION

ListOff: FATHOM REALTY NJ (4994)	Ph: 888-455-6040	Email: manzur.karim@hotmail.com
ListAgt1: MANZUR ISMAILZADA (295816)	Ph: 9737762352	Fax: 9735397100
BB: 3%-250	SA: 0	TB: 3%-250
LType: Exclusive Right to Sell	BREL: Disclosed Dual Agent	VarComm: No

SELLING OFFICE INFORMATION

SellOff: RE/MAX TOWN & VALLEY (413903)	Ph: 973-537-7000	Email: cjohnkruk@yahoo.com
SellAgt1: CHRISTOPHER KRUK (266231)	Ph: 908-343-5328	Fax: 908-852-2727

Warren* Phillipsburg Town* (3019)

75 Heckman St*

List Price: \$229,900

Multi-family Agent Complete Report



MLS#: **3706172**
 Status: **S**
 Rms: **9**
 Bdrm: **4**
 FB: **2**
 HB: **0**
 ZIP: **08865-2942***
 RZIP:
 Block: **1314***
 Lot: **7***
 Unit #:
 Floor #:
 Bldg #:
 #Units: **2**

Section:
 ZN:
 GRS: **PHILIPSBURG**
 MSJR: **PHILIPSBURG**
 HS: **PHILIPSBURG**
 Acres: **0.05***
 LtSz: **.051 ACRE***
 SqFt:
 CLR:
 CL:
 GSMLS.com: **Yes**
 FHA 55+: **No**
 YB/Desc/ren: **1900 / Approximate / Under/Over**
 Style:

LP: **\$229,900**
 OLP: **\$229,900**
 SP: **\$224,500**
 LD: **04/20/2021**
 XD: **10/05/2021**
 FSD:
 UCD: **04/28/2021**
 ACD: **06/11/2021**
 CD: **06/11/2021**
 ADM: **8**
 DOM: **8**
 Terms: **Conventional**
 SDA:

Directions: **57 West to Heckman Street**

Remarks: **Amazing investment property offers a 1 bedroom & 3 bedroom unit with separate utilities This newly renovated two unit property offers gorgeous hardwood floors, remodeled kitchen & bathrooms and many more updates! Each unit boasts front porches and offers a fenced in back yard. Boiler & water heater have been updated in the last few years as well as the plumbing.**

Agent Remarks: **Contact Showingtime for confirmed appointment. Contact LA Kevin Casse with questions 201.874.9030 . Tenants are on Month to Month Rent, Limited Showing times Tue & Wed 4-7.**

GENERAL INFORMATION

Basemnt: **Yes / Full**Roof: **Asphalt Shingle**Drive: **0 / On-Street Parking**Exterior: **Composition Shingle**

UNIT INFORMATION

	Lvls:	#Rms:	#Bdr:	#Bth:	#FP:	H/C:	SqFt:	Rent:	S.Dep:	Exp:	Rooms:
U1:	1	5	1	1.0	0	No	0	\$950	\$1,462		Bedrooms, Kitchen, Living Room
U2:	1	4	3	1.0	0	No	0	\$1,150	\$1,620		Bedrooms, Kitchen, Living Room

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

	Tenant:	Phone:	T/O Pays:
U1:	c/o Listing Agent	000-000-0000	Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat
U2:	c/o Listing Agent	000-000-0000	Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat

UTILITIES

Cool: **No Cooling**
 Heat: **Radiators - Hot Water**
 Fuel: **Gas-Natural**

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

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$5,206* / 2020*	TaxRt: 4.042* / 2020	BldAsmt: \$105,900*	LndAsmt: \$22,900*	TotAsmt: \$128,800*
GOI: \$00	TOE: \$00	NOI: 00	FarmAsmt:	HmWrnty:
LenderApprvReq: No	Easement: Unknown /			

SHOWING INFORMATION

Owner: **Whalen Real Estate Investments, LLC**
 Instr: **Contact ShowingTime for confirmed appointment 24 hours notice required. Contact Kevin Casse 201.8749030 with questions.**
 Show: **See Showing Instructions**

Posses: **At closing**Sign **Yes**

LISTING OFFICE INFORMATION

ListOff: EXP REALTY, LLC (5028)	Ph: 866-201-6210	Email: kevin@sellwithsikora.com
ListAgt1: KEVIN CASSE (307932)	Ph: 201-874-9030	Fax: 2018749030
BB: 2.5%-\$300	SA: 0	TB: 2.5%-\$300
LType: Exclusive Right to Sell	BREL: Disclosed Dual Agent	VarComm: No

SELLING OFFICE INFORMATION

SellOff: KELLER WILLIAMS METROPOLITAN (4330)	Ph: 973-539-1120	Email: kevinkarcich@gmail.com
SellAgt1: KEVIN KARCICH (287192)	Ph: 862-432-3409	Fax: 908-946-0211

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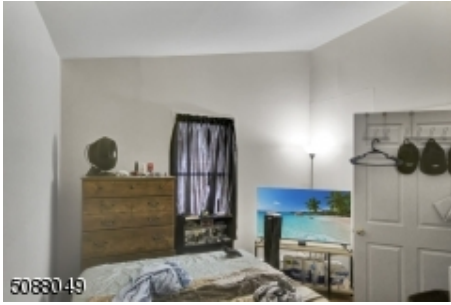
Front



Unit 2 Living Room



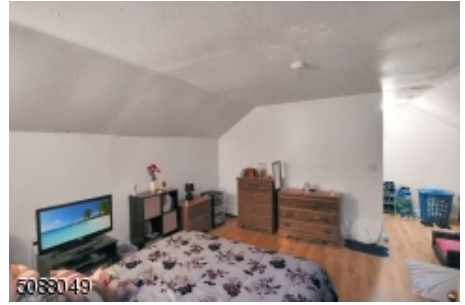
Unit 2 Kitchen



Unit 2 Bedroom



Unit 2 Bathroom



Unit 2 Bedroom



Patio



Unit 1 Kitchen



Unit 1 Living Room



Unit 1 Bedroom



Unit 1 Bathroom



Patio



Front

3700844 • 90-90A Sitgreaves St, Phillipsburg Town* • (3019)



Front View 1



Front View 2

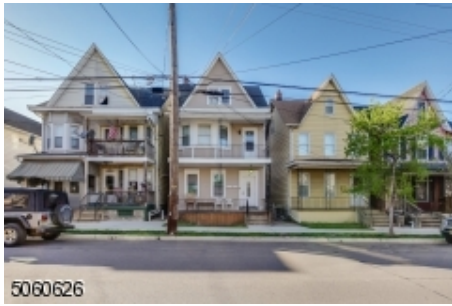


Backside View



Front View 3

3706172 • 75 Heckman St*, Phillipsburg Town* • (3019)



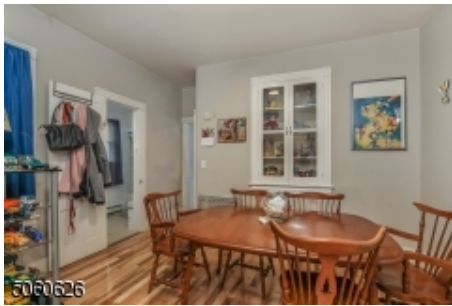
Frontview



Frontview



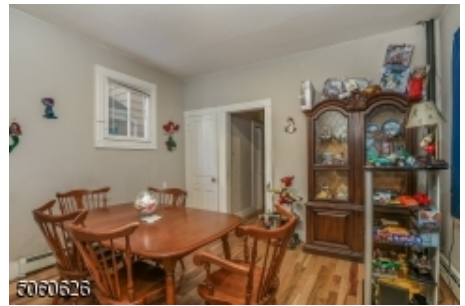
Frontview



Living / Dining Area



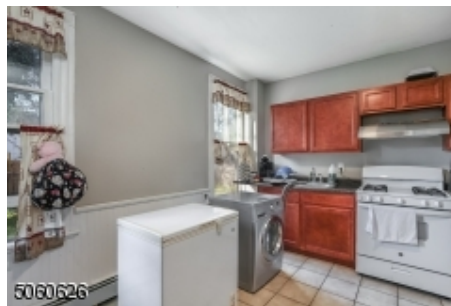
Living / Dining Area



Living / Dining Area



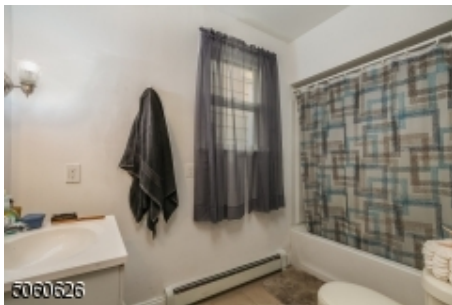
Kitchen



Kitchen



Laundry Area



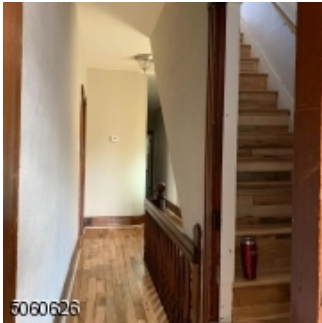
Bathroom



Bedroom



Bedroom



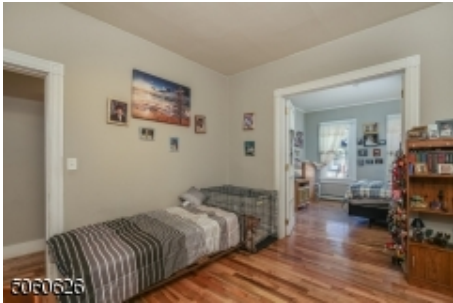
5060626

Stairway



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Bedroom



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Bedroom



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Bedroom



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Bedroom



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Bedroom



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Backyard



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Backyard



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Backyard