

Passaic* Paterson City* (2508)

83 Mercer St*

List Price: \$475,000

Multi-family Agent Complete Report



MLS#: **3697110**
 Status: **S**
 Rms: **14**
 Bdrm: **8**
 FB: **3**
 HB: **0**
 ZIP: **07524-2424***
 RZIP:
 Block: **3018***
 Lot: **26***
 Unit #:
 Floor #:
 Bldg #:
 #Units: **3**

Section:
 ZN:
 GRS:
 MSJR:
 HS:
 Acres: **0.06***
 LtSz: **25X96***
 SqFt:
 CLR:
 CL:
 GSMLS.com: **Yes**
 FHA 55+: **No**
 YB/Desc/Ren: **1960 / Approximate /**
 Style: **3-Three Story**

LP: **\$475,000**
 OLP: **\$475,000**
 SP: **\$475,000**
 LD: **03/11/2021**
 XD: **06/30/2021**
 FSD:
 UCD: **03/20/2021**
 ACD: **07/31/2021**
 CD: **06/21/2021**
 ADM: **11**
 DOM: **9**
 Terms: **FHA**
 SDA:

Directions: **Right off Mercer street between Lafayette st and Keen st.**Remarks: **WON'T LAST!!!! BECOME A LANDLORD..Completely renovated 3 family house well located in Paterson, property offer 3 modernize apts. 1st floor - 3 br / 1 bh 2nd floor - 3br / 1bh 3rd floor - 2 br / 1bh. All apts have separate utilities , new kitchens, new floorings, and new bathrooms.**Agent Remarks: **Amazing 3 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	650	\$1,400	\$1,400		Bedrooms, Eat-In Kitchen, Kitchen
U2:	1	5	3	1.0	0	No	650	\$1,268	\$1,837		Bedrooms, Eat-In Kitchen, Kitchen
U3:	1	4	2	1.0	0	No	450	\$1,500	\$00		Bedrooms, Eat-In Kitchen, Kitchen

Appl:

U1: **Carbon Monoxide Detector, Refrigerator, Range/Oven - Gas, Smoke Detector**
 U2: **Carbon Monoxide Detector, Refrigerator, Range/Oven - Gas, Smoke Detector**
 U3: **Carbon Monoxide Detector, Refrigerator, Range/Oven - Gas, Smoke Detector**

Tenant:

U1: **CARLOS**
 U2: **ENRIQUE**
 U3: **JEFFERSON**

Phone:

9735304056
9735304056
9735304056

T/O Pays:

Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat
Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat
Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat

UTILITIES

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

Sewer: **Public Sewer**
 Utilities: **Gas In Street**
 Water: **Public Water**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$5,381* / 2020*	TaxRt: 4.175* / 2020	BldAsmt: \$200,900*	LndAsmt: \$23,500*	TotAsmt: \$224,400*
GOI: \$50,016	TOE: \$48,016	NOI: 2,000	FarmAsmt:	HmWrnty:
LenderAprrvReq: No	Easement: No /			

SHOWING INFORMATION

Owner: **JCM 2019 CV I LLC***
 Posses: **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: 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)

74 16th Ave*

List Price: \$475,000

Multi-family Agent Complete Report



MLS#: **3698479**
 Status: **S**
 Rms: **15**
 Bdrm: **9**
 FB: **3**
 HB: **0**
 ZIP: **07501-2204***
 RZIP:
 Block: **4318***
 Lot: **11***
 Unit #:
 Floor #:
 Bldg #:
 #Units: **3**

Section:
 ZN:
 GRS:
 MSJR:
 HS:
 Acres: **0.06***
 LtSz: **25X100***
 SqFt:
 CLR:
 CL:
 GSMLS.com: **Yes**
 FHA 55+: **No**
 YB/Desc/Ren: **1990 / Approximate /**
 Style: **3-Three Story**

LP: **\$475,000**
 OLP: **\$475,000**
 SP: **\$475,000**
 LD: **03/17/2021**
 XD: **06/30/2021**
 FSD:
 UCD: **03/21/2021**
 ACD: **07/31/2021**
 CD: **06/21/2021**
 ADM: **5**
 DOM: **4**
 Terms: **FHA**
 SDA:

Directions: **Right off 16th Ave between Market and Broadway**Remarks: **BECOME A LANDLORD! Great Investment opportunity. Amazing beatful 3 family house Separate utilities in the best Area of Paterson, NJ. All apartments features 3 bedrooms, 1 bath in each floor with excellent income.**Agent Remarks: **Amazing 3 family house. 24 hrs notice to show OK (tenant occupied). Call or text Shalieah Castro (Carlos assistant) 929-928-6255 shalieah.goybururealty@gmail.com 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	\$1,575	\$00		Bedrooms, Kitchen
U2:	1	5	3	1.0	0	No	750	\$1,575	\$2,250		Bedrooms, Kitchen
U3:	1	5	3	1.0	0	No	750	\$1,600	\$00		Bedrooms, Kitchen

Appl:
 U1: **Carbon Monoxide Detector, Range/Oven - Gas, Smoke Detector**
 U2: **Carbon Monoxide Detector, Range/Oven - Gas, Smoke Detector**
 U3: **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
U3:	enrique	9735304056	Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat

UTILITIES

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

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

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$11,923* / 2020*	TaxRt: 4.175* / 2020	BldAsmt: \$268,100*	LndAsmt: \$17,500*	TotAsmt: \$285,600*
GOL: \$57,000	TOE: \$1,500	NOI: 55,500	FarmAsmt:	HmWrnty:
LenderApprvReq: No	Easement: No /			

SHOWING INFORMATION

Owner: **SILK CITY IV 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: REALTY ONE GROUP LEGEND (189003)	Ph: 973-772-0660	Email: ot@roglegend.com
SellAgt1: OTHONIEL GOMEZ (244892)	Ph: 9737720660	Fax: 244892

Passaic* Paterson City* (2508)

159 Montgomery St*

List Price: \$485,000

Multi-family Agent Complete Report



MLS#: **3741120**
 Status: **S**
 Rms: **14**
 Bdrm: **8**
 FB: **3**
 HB: **0**
 ZIP: **07501-1117***
 RZIP:
 Block: **3201***
 Lot: **25***
 Unit #:
 Floor #:
 Bldg #:
 #Units: **3**

Section:
 ZN:
 GRS:
 MSJR:
 HS:
 Acres: **0.08***
 LtSz: **33X100***
 SqFt:
 CLR:
 CL:
 GSMLS.com: **Yes**
 FHA 55+: **No**
 YB/Desc/Ren: **2020 / /**
 Style: **3-Three Story**

LP: **\$485,000**
 OLP: **\$485,000**
 SP: **\$485,000**
 LD: **09/16/2021**
 XD: **03/31/2022**
 FSD:
 UCD: **09/22/2021**
 ACD: **12/15/2021**
 CD: **10/28/2021**
 ADM: **6**
 DOM: **6**
 Terms: **FHA**
 SDA:

Directions: **Right off Montgomery between Straight Street and LaFayette.**Remarks: **Live in the heart of Paterson in this amazing ground up renovated construction 3 family house . This house has a great view and large windows with natural sun light and close to local stores and restaurants.Everything within walking distance to the train terminal and NJTransit Bus.**Agent Remarks: **Amazing brand new construction. 24 hrs notice to show. All apartments feature open concept layout. Call or text Shalieah Castro 929 928-6255 (Carlos's assistant)**

GENERAL INFORMATION

Basemnt: **Yes / Finished-Partially**
 Drive: **0 / Off-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	\$1,900	\$1,900		Bedrooms, Kitchen, Living Room
U2:	1	5	3	1.0	0	No	760	\$1,650	\$1,650		Bedrooms, Kitchen, Living Room
U3:	1	4	2	1.0	0	No	680	\$1,750	\$1,750		Bedrooms, Kitchen, Living Room

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

Tenant:
 U1: **Jennifer Jefferson** Phone: **973-977-5425**
 U2: **Rosalind Jackson** Phone: **973-930-7961**
 U3: **Yokaira Rodriguez** Phone: **929-499-7821**

T/O Pays:
 Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat
 Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat
 Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat

UTILITIES

Cool: **Central Air**
 Heat: **Forced Hot Air**
 Fuel: **Gas-Natural**

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

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$6,759* / 2020*	TaxRt: 4.175* / 2020	BldAsmt: \$138,900*	LndAsmt: \$23,000*	TotAsmt: \$161,900*
GOI: \$63,600	TOE: \$1,500	NOI: 62,100	FarmAsm:	HmWrnty:
LenderAprrvReq: No	Easement: No /			

SHOWING INFORMATION

Owner: **United Assets M Cv Llc***
 Poses: **AT CLOSING**
 Show: **By Appoint-24 Hour Notice, Call Listing Agent, Call Listing Office, Text** Sign **No**
 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: UNKNOWN OFFICE (9999)	Ph: 973-555-5555	Email:
SellAgt1: UNKNOWN AGENT (9999999)	Ph: 973-555-5555	Fax: 973-555-5555

3697110 • 83 Mercer St*, Paterson City* • (2508)



a



front

3698479 • 74 16th Ave*, Paterson City* • (2508)



Front

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

DANIEL SCHOENBAECHLER

3741120 • 159 Montgomery St*, Paterson City* • (2508)



FRONT



side