

Essex* Newark City* (1614)

87 COLUMBIA AVE*

List Price: \$419,900

Multi-family Agent Complete Report



MLS#: **3540833**
 Status: **S**
 Rms: **15**
 Bdrm: **9**
 FB: **5**
 HB: **0**
 ZIP: **07106-2101***
 RZIP:
 Block: **4034***
 Lot: **49***
 Unit #:
 Floor #:
 Bldg #:
 #Units: **3**

Section:
 ZN:
 GRS:
 MSJR:
 HS:
 Acres: **0.09***
 LtSz: **37.6X100***
 SqFt:
 CLR:
 CL:
 GSMLS.com: **Yes**
 FHA 55+: **No**
 YB/Desc/Ren: **/ /**
 Style: **3-Three Story**

LP: **\$419,900**
 OLP: **\$419,900**
 SP: **\$410,000**
 LD: **03/21/2019**
 XD: **09/21/2019**
 UCD: **04/19/2019**
 ACD: **07/31/2019**
 CD: **06/28/2019**
 ADM: **35**
 DOM: **29**
 Terms: **FHA**
 SDA:

Directions: **MpaQuest.com**

GENERAL INFORMATION

Basemnt: **Yes / Full, Unfinished**
 Drive: **6 / 1 Car Width**
 Exterior: **Vinyl Siding**

Roof: **Built-Up, Flat**

UNIT INFORMATION

	Lvls:	#Rms:	#Bdr:	#Bth:	#FP:	H/C:	SqFt:	Rent:	S.Dep:	Exp:	Rooms:
U1:	1	5	3	1.0	0	No	0	\$1,300	\$1,950		Bedrooms, Eat-In Kitchen, Living Room
U2:	2	5	3	2.0	0	No	0	\$1,257	\$2,100		Bedrooms, Eat-In Kitchen, Living Room, Master Bedroom
U3:	3	5	3	2.0	0	No	0	\$1,400	\$1,867		Bedrooms, Eat-In Kitchen, Living Room, Master Bedroom

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:	Phone:	T/O Pays:
U1:	000	000	Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat
U2:	000	000	Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat
U3:	000	000	Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat

UTILITIES

	Sewer:	Utilities:	Water:
Cool: No Cooling	Public Sewer	Electric, Gas In Street	Public Water
Heat: 3 Units, Forced Hot Air			
Fuel: Gas-Natural			

FINANCIAL INFORMATION / TAX INFORMATION

Taxes:	TaxRt:	BldAsmt:	LndAsmt:	TotAsmt:
\$6,651 / 2018	3.693 / 2018	\$163,200	\$16,900	\$180,100
GOI: \$00	TOE: \$00	NOI: 00	FarmAsmt:	HmWrrnty:
LenderAprrvReq: No	Easement: Unknown /			

SHOWING INFORMATION

Owner: **DAVIDSON, KEITH B & AND DIAZ***
 Instr: **Call or text Ralph at 201-725-2828**
 Show: **By Appoint-24 Hour Notice, Call Listing Agent, Call Listing Office, Text Agent**
 Posses: **90**
 Sign: **Yes**

LISTING OFFICE INFORMATION

ListOff:	Ph:	Fax:
QUEENS REALTY (284501)	973-302-7264	973-302-7299
ListAgt1: RALPH VELEZ (264908)	201-725-2828	973-302-7299
BB: 2% - \$200	SA: 0	TB: 2% - \$200
LType: Exclusive Right to Sell	BREL: Seller Agent	VarComm: No

SELLING OFFICE INFORMATION

SellOff:	Ph:	Fax:
KELLER WILLIAMS MID-TOWN DIRECT (3556)	973-762-5400	973-762-5401
SellAgt1: SHARMANE THOMPSON (298047)	203-434-2458	973-762-5401

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

STUART L. DAVIS

Essex* Newark City* (1614)

26-28 NORWOOD ST*

List Price: \$449,900

Multi-family Agent Complete Report



MLS#: **3551825**
 Status: **S**
 Rms: **16**
 Bdrm: **8**
 FB: **6**
 HB: **0**
 ZIP: **07106-1818***
 RZIP: **07106**
 Block: **4065***
 Lot: **16.1***
 Unit #:
 Floor #:
 Bldg #:
 #Units: **3**

Section: **Lower Vailsburg**
 ZN:
 GRS:
 MSJR:
 HS:
 Acres: **0.08***
 LtSz: **3550 SF***
 SqFt:
 CLR:
 CL:
 GSMLS.com: **Yes**
 FHA 55+: **No**
 YB/Desc/Ren: **2008 / Approximate /**
 Style: **3-Three Story**

LP: **\$449,900**
 OLP: **\$449,900**
 SP: **\$460,000**
 LD: **04/29/2019**
 XD: **10/29/2019**
 UCD: **06/15/2019**
 ACD: **07/31/2019**
 CD: **07/23/2019**
 ADM: **47**
 DOM: **47**
 Terms: **VA**
 SDA: **No**

Directions: **Off South Orange Avenue**

Remarks: **Newer 3 family home in excellent condition, spacious apartments with 3 bedrooms and two full baths hardwood floors , Central A/c and heat Exterior : Brick front two car garage plus driveway**

GENERAL INFORMATION

Basemnt: **No /**
 Drive: **2 / 2 Car Width**
 Exterior: **Brick, Vinyl Siding**

Garage: **2 / Built-In Garage**
 Roof: **Asphalt Shingle**

UNIT INFORMATION

	Lvls:	#Rms:	#Bdr:	#Bth:	#FP:	H/C:	SqFt:	Rent:	S.Dep:	Exp:	Rooms:
U1:	1	4	2	2.0	0	No	0	\$1,050	\$00		Bedrooms, Kitchen, Living/Dining Room, Master Bedroom
U2:	2	6	3	2.0	0	No	0	\$1,350	\$00		Bedrooms, Kitchen, Living/Dining Room, Master Bedroom
U3:	3	6	3	2.0	0	No	0	\$1,420	\$00		Bedrooms, Living/Dining Room, Master Bedroom

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:	unk	000-000-0000	Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat
U2:	unk	000-000-0000	Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat
U3:	unk	000-000-0000	Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat

UTILITIES

Cool: **3 Units, Central Air**
 Heat: **3 Units, Forced Hot Air**
 Fuel: **Gas-Natural**

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

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$9,875 / 2018	TaxRt: 3.693 / 2018	BldAsmt: \$249,800	LndAsmt: \$17,600	TotAsmt: \$267,400
GOI: \$00	TOE: \$00	NOI: 00	FarmAsmt: No	HmWrnty: No
LenderApprvReq: No	Easement: Unknown /			

SHOWING INFORMATION

Owner: **J RAMOS AND MARIA RIBEIRO, LLC***
 Instr: **call the office**
 Show: **Call Listing Office**

Poses: **tba**
 Sign: **No**

LISTING OFFICE INFORMATION

ListOff: **WEICHERT REALTORS NEW GROUP (3217)**
 ListAgt1: **AUGUSTO VERISSIMO (233455)**
 BB: **2%-200**
 LType: **Exclusive Right to Sell**

Ph: **973-741-3000**
 Ph: **973-741-3000**
 SA: **0**
 BREL: **Disclosed Dual Agent**
 Fax: **973-741-3030**
 Fax: **973-741-3030**
 TB: **2%-200**
 VarComm: **No**

SELLING OFFICE INFORMATION

SellOff: **RITE CHOICE REALTY LLC (3975)**
 SellAgt1: **TYREK J BARRON (301478)**

Ph: **908-325-5060**
 Ph: **908-834-5951**
 Fax: **908-688-1500**
 Fax: **973-732-6136**

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

STUART L. DAVIS

Essex* Newark City* (1614)

13 POE AVE*

List Price: \$489,000

Multi-family Agent Complete Report



MLS#: **3601443**
 Status: **S**
 Rms: **16**
 Bdrm: **8**
 FB: **5**
 HB: **0**
 ZIP: **07106-1507***
 RZIP:
 Block: **4183***
 Lot: **11***
 Unit #:
 Floor #:
 Bldg #:
 #Units: **3**

Section:
 ZN:
 GRS:
 MSJR:
 HS:
 Acres: **0.09***
 LtSz: **41X100***
 SqFt:
 CLR:
 CL:
 GSMLS.com: **Yes**
 FHA 55+: **No**
 YB/Desc/Ren: **2019 / Approximate / 2019**
 Style: **3-Three Story**

LP: **\$489,000**
 OLP: **\$489,000**
 SP: **\$500,000**
 LD: **11/15/2019**
 XD: **05/15/2020**
 UCD: **01/17/2020**
 ACD: **02/19/2020**
 CD: **02/19/2020**
 ADM: **37**
 DOM: **63**
 Terms: **FHA**
 SDA:

Directions: **South Orange Avenue, right on Poe Avenue (one way). 2 Blocks from South Orange in Upper Vailsburg!**

Remarks: **Immaculate, Renovated, 3-Family Ready to Go! Conveniently located off S. Orange Ave bordering South Orange, near Seton Hall, and South Orange train station. Close to parks, highways, schools, shopping centers, and etc; a commuter's dream! Collect your mortgage and live comfortably! Well lit, with a calming charm, this beauty BOasts hardwood floors, master bedrooms with baths on 1st and 2nd; sun rooms in those units that can be used as an office with central air/heat. This won't last! Must see! Seller will obtain ccC/Fire cert but please note aside from any city requirements this home is being sold strictly "AS IS," fp's non-working! This investment is a no brainer!! Will go quick!! Easy to show!!! Rents are estimates.**

Agent Remarks: **Home being sold AS-IS, No oil tank. Green card buyer responsible. All rents are estimates. Sitter on 1st!**

GENERAL INFORMATION

Basemnt: **Yes / Finished**
 Drive: **2 / 1 Car Width**
 Exterior: **Vinyl Siding**

Roof: **Asphalt Shingle**
 Interior: **Carbon Monoxide Detector, Smoke Detector**

UNIT INFORMATION

	Lvls:	#Rms:	#Bdr:	#Bth:	#FP:	H/C:	SqFt:	Rent:	S.Dep:	Exp:	Rooms:
U1:	1	6	3	2.0	1	No	9999	\$1,800	\$9,999		Bedrooms, Eat-In Kitchen, Living Room, Master Bedroom, Sunroom
U2:	2	6	3	2.0	1	No	9999	\$1,800	\$9,999		Bedrooms, Eat-In Kitchen, Living Room, Master Bedroom, Sunroom
U3:	3	4	2	1.0	0	No	999	\$1,200	\$999		Bedrooms, Eat-In Kitchen, Living Room

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

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

UTILITIES

Cool: **3 Units, Central Air**
 Heat: **3 Units, Forced Hot Air**
 Fuel: **Gas-Natural**

Sewer: **Public Sewer**
 Utilities: **All Underground, Gas-Natural**
 Water: **Public Water**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$8,438 / 2018	TaxRt: 3.693 / 2018	BldAsmt: \$204,000	LndAsmt: \$24,500	TotAsmt: \$228,500
GOI: \$9,999	TOE: \$9,999	NOI: 9,999	FarmAsm:	HmWrnty:
LenderAprvReq: No	Easement: Unknown /			

SHOWING INFORMATION

Owner: **13 POE ASSOCIATES LLC***
 Instr: **Text Listing Agent with business card for code. Lockbox on side door in driveway. House sitter staying on premises.**
 Show: **Call Listing Agent, Text Agent**

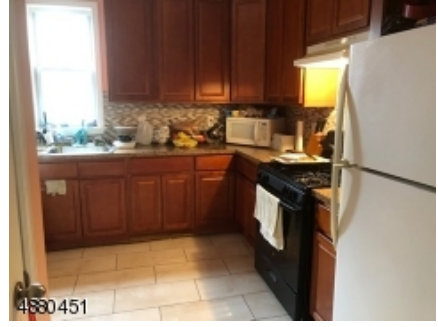
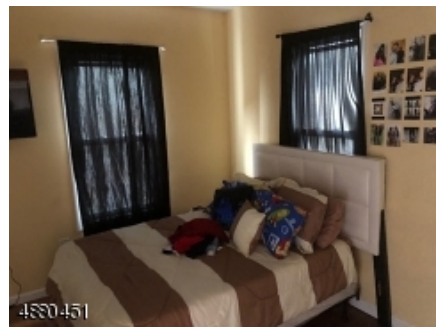
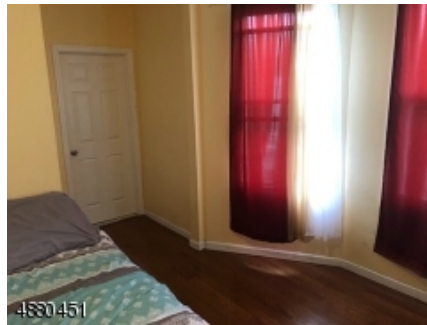
Posses: **at closing**
 Sign **Yes**

LISTING OFFICE INFORMATION

ListOff: FIRST REALTY GOLD (5230)	Ph: 201-944-3344	Fax: 201-849-5133
ListAgt1: CHERISE RAYMOND (263038)	Ph: 973-819-1444	Fax: 9735099505
BB: 2.75%-200	SA: 0	TB: 2.75%-200
LType: Exclusive Right to Sell	BREL: Disclosed Dual Agent	VarComm: No

SELLING OFFICE INFORMATION

SellOff: ERA SUBURB REALTY (0036)	Ph: 908-322-4434	Fax: 908-322-2352
SellAgt1: ALICIA HOLDEN (287105)	Ph: 908-377-4739	Fax:

3540833 • 87 COLUMBIA AVE*, Newark City* • (1614)**Front View****Side View****Identical Kitchens on all unit****Living Room****Common Area Bathroom****Bedroom****Master Bedroom****Master Bedroom****Master Bath**



Hot Water Heaters



Electrical Meters



Gas Meters



Identical Boilers all units

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

STUART L. DAVIS

3551825 • 26-28 NORWOOD ST*, Newark City* • (1614)



Image of listing

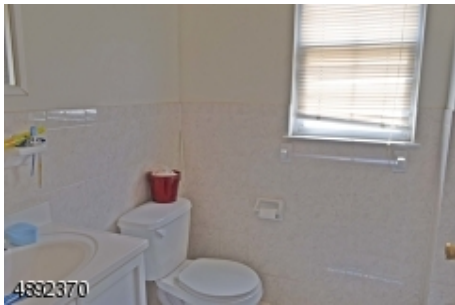


Image of listing



Image of listing

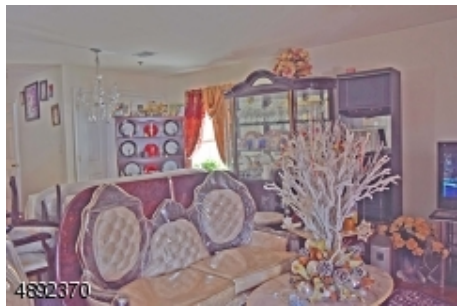


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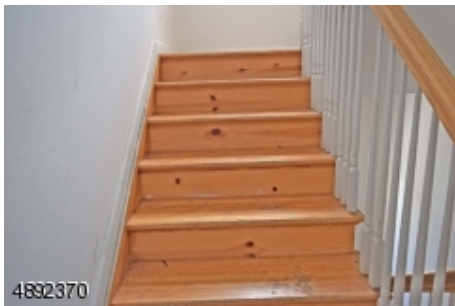


Image of listing

3601443 • 13 POE AVE*, Newark City* • (1614)



Front



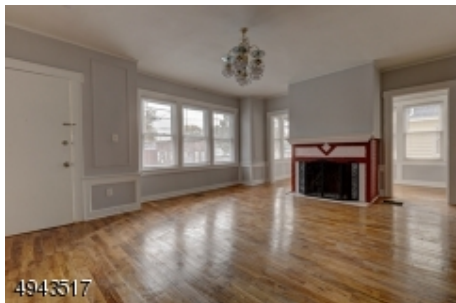
Front



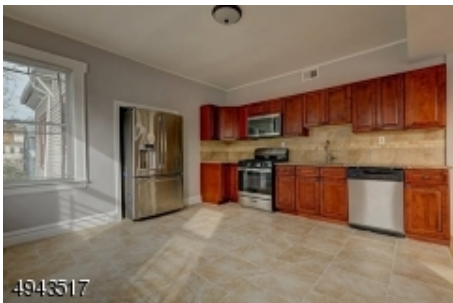
Backyard



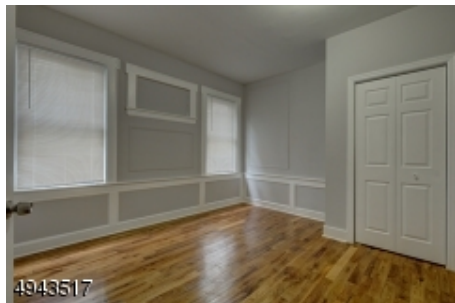
Garage



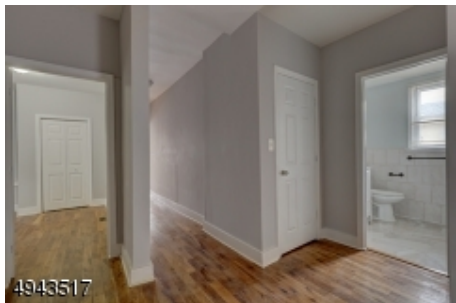
Living Room



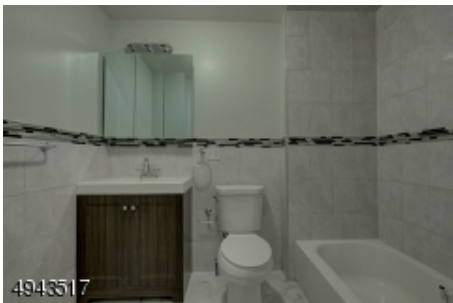
Kitchen 2nd floor



Bedroom



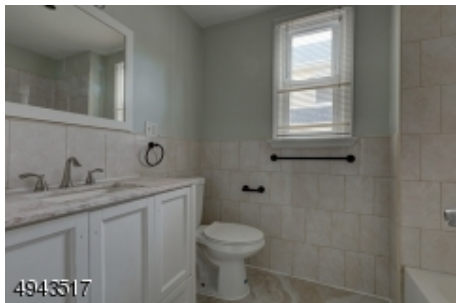
Hallway



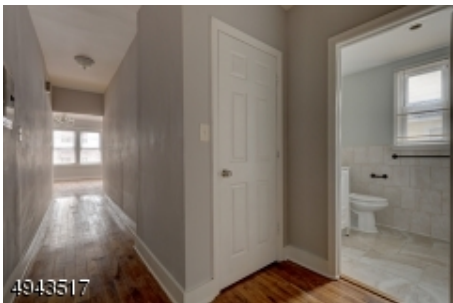
Bathroom 2nd master



Bedroom



Master Bath



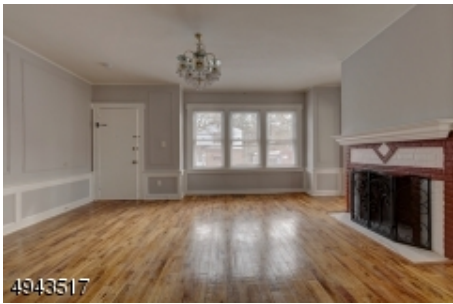
Hallway



Kitchen



Living Room



Living Room



Living Room



Bedroom



3rd floor Kitchen



Living Room/dining 3rd floor



Living Room



Bedroom



Bedroom 2nd floor



Basement