

Essex* Newark City* (1614)

43 Patterson St

List Price: \$529,000

Multi-family Agent Complete Report



MLS#: **3727318**
 Status: **UC**
 Rms: **11**
 Bdrm: **5**
 FB: **3**
 HB: **0**
 ZIP: **07105-3227***
 RZIP:
 Block: **2037***
 Lot: **6***
 Unit #:
 Floor #:
 Bldg #:
 #Units: **2**

Section:
 ZN:
 GRS:
 MSJR:
 HS:
 Acres: **0.05***
 LtSz: **25X83***
 SqFt:
 CLR:
 CL:
 GSMLS.com: **Yes**
 FHA 55+: **No**
 YB/Desc/Ren: **1880 / Approximate /**
 Style: **2-Two Story**

LP: **\$529,000**
 OLP: **\$529,000**
 SP:
 LD: **07/13/2021**
 XD: **12/31/2021**
 UCD: **08/02/2021**
 ACD: **09/24/2021**
 CD:
 ADM: **23**
 DOM: **20**
 Terms:
 SDA: **Yes**

Directions: **LOCATION ! LOCATION ! LOCATION ! Ironbound Section. A block from Ferry St. Take Niagara St, first right to Patterson St. (One way St).**
 Remarks: **Minutes from Penn Station, Restaurants, Banks, Shopping, Supermarkets. Two family house. Move in condition. Very well maintained with a nice backyard. Close to shopping, restaurants, Newark Airport. Easy to commute to Penn Station. Schedule an appointment !**
 Agent Remarks: **Bring your qualified buyers to show it. Text / call Listing Agent, Fatima 551-358-2644. OPEN HOUSE, SUNDAY, July 18th from 1 to 4 pm.**

GENERAL INFORMATION

Basemnt: **Yes / Finished**
 Drive: **0 / On-Street Parking**
 Exterior: **Aluminum Siding, Vinyl Siding**

Garage: **0 /**
 Roof: **Asphalt Shingle**
 Interior: **Carbon Monoxide Detector, Fire Extinguisher, Tile Floors, Wood Floors, Smoke Detector, Walk-In Closet**

UNIT INFORMATION

	Lvls:	#Rms:	#Bdr:	#Bth:	#FP:	H/C:	SqFt:	Rent:	S.Dep:	Exp:	Rooms:
U1:	2	8	3	2.0	0	No	1003	\$00	\$00		Bedrooms, Den, Kitchen, Laundry Room, Living Room
U2:	1	4	2	1.0	0	No	528	\$00	\$00		Attic, Bedrooms, Kitchen, Living/Dining Room

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

Tenant: Phone: T/O Pays:
 U1: **0 999-999-9999 Owner Pays Heat, Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas**
 U2: **0 999-999-9999 Owner Pays Heat, Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas**

UTILITIES

Cool: **1 Unit**
 Heat: **1 Unit, Radiators - Steam**
 Fuel: **Gas-Natural**

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

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$5,198* / 2020*	TaxRt: 3.800* / 2020	BldAsmt: \$66,300*	LndAsmt: \$70,500*	TotAsmt: \$136,800*
GOI: \$00	TOE: \$00	NOI: 00	FarmAsmt: No	HmVrnty: No
LenderApprvReq: No	Easement: Unknown /			

SHOWING INFORMATION

Owner: **On file**
 Instr: **Do not call Showing Time. Please, call / text Listing Agent. Listing Agent to accompany the showing.**
 Show: **Call Listing Agent, Text Agent**

Poses: **Immediately**
 Sign **Yes**

LISTING OFFICE INFORMATION

ListOff: EXIT REALTY LUCKY ASSOCIATES (0636)	Ph: 973-817-7700	Email: fatima.soldati@luckyrealty.com
ListAgt1: FATIMA SOLDATI (309123)	Ph: 551-358-2644	Fax: 973-817-8588
BB: 2.5%-150	SA: 0	TB: 2.5%-150
LType: Exclusive Right to Sell	BREL: Transaction Broker	VarComm: No

Essex* Newark City* (1614)

406 Lafayette St*

List Price: \$529,900

Multi-family Agent Complete Report



MLS#: **3699783**
 Status: **UC**
 Rms: **14**
 Bdrm: **6**
 FB: **3**
 HB: **1**
 ZIP: **07105-2704***
 RZIP: **07105**
 Block: **1980***
 Lot: **17***
 Unit #: **2**
 Floor #: **2**
 Bldg #: **2**
 #Units: **2**

Section: **Ironbound**
 ZN: **UC**
 GRS: **UC**
 MSJR: **UC**
 HS: **UC**
 Acres: **0.06***
 LtSz: **25X100***
 SqFt: **25X100***
 CLR: **25X100***
 CL: **25X100***
 GSMLS.com: **Yes**
 FHA 55+: **No**
 YB/Desc/Ren: **1890 / Approximate /**
 Style: **2-Two Story**

LP: **\$529,900**
 OLP: **\$529,900**
 SP: **03/22/2021**
 LD: **03/22/2021**
 XD: **09/22/2021**
 UCD: **06/24/2021**
 ACD: **09/30/2021**
 CD: **93**
 ADM: **94**
 DOM: **94**
 Terms: **No**
 SDA: **No**

Directions: **Between Wilson Ave. and Pulaski St.**

Remarks: **Location Location location!!! Welcome to this beautiful two-family home located in the desirable Ironbound section of Newark. Everything is just steps from your door. The Ironbound Restaurants/Ferry and Wilson Avenue Shopping Stores /Nightlife, while close to all major public transportation with "EASY NYC COMMUTE " Excellent condition finished basement and Attic large back Yard**

Agent Remarks: **All showings to be requested through showing time!**

GENERAL INFORMATION

Basemnt: **Yes / Finished-Partially, Walkout**Garage: **0 / None**Drive: **0 / On-Street Parking**Roof: **Asphalt Shingle**Exterior: **Aluminum Siding, Vinyl Siding**

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, Dining Room, Eat-In Kitchen, Family Room
U2:	2	5	2	1.0	0	No	0	\$00	\$00		Bedrooms, Dining Room, Eat-In Kitchen, Family Room

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

Tenant: **Phone:** **T/O Pays:**
 U1: **N/A** **000-000-0000** **Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat**
 U2: **N/A** **000-000-0000** **Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat**

UTILITIES

Cool: **Wall A/C Unit(s), Window A/C(s)**
 Heat: **1 Unit, Baseboard - Hotwater**
 Fuel: **Gas-Natural**

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

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$7,512* / 2020*	TaxRt: 3.800* / 2020	BldAsmt: \$122,700*	LndAsmt: \$75,000*	TotAsmt: \$197,700*
GOI: \$00	TOE: \$00	NOI: 00	FarmAsmt:	HmWrnty:
LenderApprvReq: No	Easement: Unknown /			

SHOWING INFORMATION

Owner: **MENDEZ, DAVID***
 Instr: **email pre-approval and Hold Harmless Covid-19 Form before showing. to**
:augusto@weichertnewgroup.com
 Show: **By Appointment-24 Hour Notice, Listing Agent to Accompany, See Showing**
 Instructions

Posses: **tba**
 Sign **Yes**

LISTING OFFICE INFORMATION

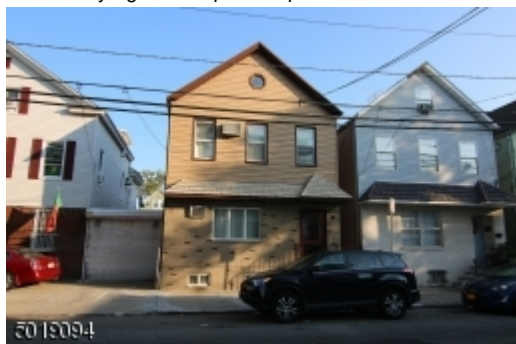
ListOff: WEICHERT REALTORS NEW GROUP (3217)	Ph: 973-741-3000	Email: augusto@weichertnewgroup.com
ListAgt1: AUGUSTO VERISSIMO (233455)	Ph: 973-741-3000	Fax: 973-741-3030
BB: 2%-\$200	SA: 0	TB: 2%-\$200
LType: Exclusive Right to Sell	BREL: Disclosed Dual Agent	VarComm: No

Essex* Newark City* (1614)

99 HOUSTON ST*

List Price: \$550,000

Multi-family Agent Complete Report



MLS#: **3666560**
 Status: **S**
 Rms: **11**
 Bdrm: **6**
 FB: **3**
 HB: **0**
 ZIP: **07105-3111***
 RZIP:
 Block: **1006***
 Lot: **64***
 Unit #:
 Floor #:
 Bldg #:
 #Units: **2**

Section: **Ironbound**
 ZN:
 GRS: **ANN ST**
 MSJR:
 HS: **EAST SIDE**
 Acres: **0.05***
 LtSz: **25X95***
 SqFt:
 CLR: **Beige**
 CL:
 GSMLS.com: **Yes**
 FHA 55+: **No**
 YB/Desc/Ren: **1900 / Approximate /**
 Style: **2-Two Story**

LP: **\$550,000**
 OLP: **\$550,000**
 SP: **\$521,000**
 LD: **09/23/2020**
 XD: **03/31/2021**
 UCD: **12/10/2020**
 ACD: **01/29/2021**
 CD: **01/22/2021**
 ADM: **79**
 DOM: **78**
 Terms: **FHA**
 SDA: **No**

Directions: **New York Ave to Houston St**

Remarks: **Welcome to Ironbound section of Newark! This 2 family features a full finished basement, large backyard with shed, and 2 large apartments plus an unfinished attic with plenty of storage! Both apartments have direct access to the yard. Here, you can choose how to use your apartment, make a 2 or 3 bedroom your choice. Be sure to peruse all the pictures and the 3D tour. Check out the floor plan as well and start planning on how are you going to setup your apartment! Here, you're in the center of the Ironbound action, and everything that the Ironbound has to offer! Want a private tour? Text us today, we will meet you at the front door!**

Agent Remarks: **Please fill out Covid-19 hold harmless form prior to showing, text or email it to the LA. Please use mask, only 2 clients and agent at a time. Thanks for showing. 24 hr notice a must, tenant occupied.**

GENERAL INFORMATION

Basemnt: **Yes / Finished, Full**
 Drive: **0 / None**
 Exterior: **Brick, Vinyl Siding**
 ExtFeat: **Metal Fence**

Garage: **/ None, On-Street Parking**
 LotDesc: **Level Lot**
 Roof: **Asphalt Shingle**
 Interior: **Carpeting, Wood Floors**

UNIT INFORMATION

	Lvls:	#Rms:	#Bdr:	#Bth:	#FP:	H/C:	SqFt:	Rent:	S.Dep:	Exp:	Rooms:
U1:	1	5	3	1.0	0	No	992	\$1,350	\$00		Bedrooms, Den, Eat-In Kitchen, Living Room, Pantry
U2:	2	6	3	1.0	0	No	982	\$1,300	\$00		Bedrooms, Den, Eat-In Kitchen, Living Room, Pantry

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

	Tenant:	Phone:	T/O Pays:
U1:	Anderson Guerini	9999999999	Owner Pays Heat, Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas
U2:	Carlos Junior	9999999999	Owner Pays Heat, Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas

UTILITIES

Cool: **Wall A/C Unit(s), Window A/C(s)**
 Heat: **1 Unit, Radiators - Hot Water**
 Fuel: **Gas-Natural**

Sewer: **Public Sewer**
 Utilities: **All Underground**
 Water: **Public Water**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes:	TaxRt:	BldAsmt:	LndAsmt:	TotAsmt:
\$7,044* / 2019*	3.761* / 2019	\$113,800*	\$73,500*	\$187,300*
GOL: \$9,999	TOE: \$9,999	NOI: 9,999	FarmAsm:	HmWrnty: Yes
LenderApprvReq: No	Easement: No /			

SHOWING INFORMATION

Owner: **CAPRA NICOLA & LUCIA ESTATE OF**
 Instr: **Text Listing Agent for Confirmed Appointment, Other/See Showing**
 Instructions: **Thank you for showing. 24 hr notice a must, tenant occupied.**
 Show: **By Appoint-24 Hour Notice, Limited Hours-Call LO, Text Agent**

Posses: **Flexible**
 Sign: **Yes**

LISTING OFFICE INFORMATION

ListOff:	Ph:	Email:
EXIT GOLDEN REALTY GROUP LLC (2774)	201-997-4425	omartins@exitgolden.com
ListAgt1: OSCAR MARTINS (295664)	973-391-4288	Fax: 201-839-0424
ListAgt2: CARLOS ALEX JESUS (242369)	201-852-3753	Email: alex@exitgolden.com
BB: 2% -275	SA: 0	TB: 2% -275
LType: Exclusive Right to Sell	BREL: Disclosed Dual Agent	VarComm: No

SELLING OFFICE INFORMATION

SellOff:	Ph:	Email:
CENTURY 21 JR GOLD TEAM REALTY (2989)	973-772-9404	helmuthv@aol.com
SellAgt1: HELMUTH VALDEZ (248740)	(201) 658-2648	Fax: (973) 772-9454

Essex* Newark City* (1614)

113 Niagara St*

List Price: \$575,000

Multi-family Agent Complete Report



MLS#: **3701395**
 Status: **S**
 Rms: **7**
 Bdrm: **3**
 FB: **3**
 HB: **0**
 ZIP: **07105-3311***
 RZIP: **2077***
 Block: **35***
 Lot: **35***
 Unit #: **2**
 Floor #: **2**
 Bldg #: **2**
 #Units: **2**

Section:
 ZN:
 GRS:
 MSJR:
 HS:
 Acres: **0.06***
 LtSz: **25X100***
 SqFt:
 CLR:
 CL:
 GSMLS.com: **Yes**
 FHA 55+: **No**
 YB/Desc/Ren: **1970 / Standing /**
 Style: **2-Two Story**

LP: **\$575,000**
 OLP: **\$575,000**
 SP: **\$575,000**
 LD: **03/30/2021**
 XD: **09/30/2021**
 UCD: **04/28/2021**
 ACD: **05/21/2021**
 CD: **05/21/2021**
 ADM: **30**
 DOM: **29**
 Terms: **Cash**
 SDA: **No**

Directions: **Wilson Ave to Niagara**

Agent Remarks: **All Brick 2 Family in the Heart of the Ironbound Section. Finished basement with large room with full bath. Driveway with 2 car garage . Separate Electric Heat & Cooling Units installed new in 2018.**

GENERAL INFORMATION

Basemnt: **Yes / Finished, Full**
 Drive: **2 / 2 Car Width**
 Exterior: **Brick**

Garage: **1 / Detached Garage**
 Roof: **Flat**

UNIT INFORMATION

	Lvls:	#Rms:	#Bdr:	#Bth:	#FP:	H/C:	SqFt:	Rent:	S.Dep:	Exp:	Rooms:
U1:	1	3	1	1.0	0	No	0	\$1,200	\$00	04/30/2021	Eat-In Kitchen, Living Room
U2:	2	3	1	1.0	0	No	0	\$00	\$00		Eat-In Kitchen, Living Room

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

Tenant: **Unknown** Phone: **201-532-9077**
 U1: **Unknown**
 U2: **Vacant** Phone: **201-532-9077**

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

UTILITIES

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

Sewer: **Public Sewer**
 Utilities: **Electric**
 Water: **Public Water**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$12,676* / 2020*	TaxRt: 3.800* / 2020	BldAsmt: \$262,300*	LndAsmt: \$71,300*	TotAsmt: \$333,600*
GOI: \$00	TOE: \$00	NOI: 00	FarmAsmt: No	HmWrnty:
LenderAprrvReq: Call LA	Easement: Unknown /			

SHOWING INFORMATION

Owner: **LASALANDRA, VINCENZO***
 Instr: **Text/ Call Listing Agent for showing appointment confirmation. 24hr**
Notice is needed Tenant Occupied 1st floor. Covid Waiver and WEAR MASK.
 Show: **By Appointment-24 Hour Notice**

Posses: **61-90**
 Sign **Yes**

LISTING OFFICE INFORMATION

ListOff: **C-21 SEMIAO & ASSOCIATES (03501)**
 ListAgt1: **EMILY C. PESO (301586)**
 BB: **2% -\$275**
 LType: **Exclusive Right to Sell**

Ph: **201-991-1300**
 Ph: **201-532-9077**
 SA: **0**
 BREL: **Seller Agent**

Email: **empeso60@gmail.com**
 Fax: **201-991-1302**
 TB: **2% -\$275**
 VarComm: **No**

SELLING OFFICE INFORMATION

SellOff: **C-21 SEMIAO & ASSOCIATES (03501)**
 SellAgt1: **EMILY C. PESO (301586)**

Ph: **201-991-1300**
 Ph: **201-532-9077**

Email: **empeso60@gmail.com**
 Fax: **201-991-1302**

3727318 • 43 Patterson St, Newark City* • (1614)



FrontPicture



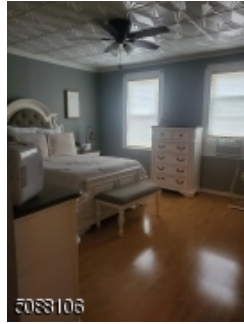
BasementLiving



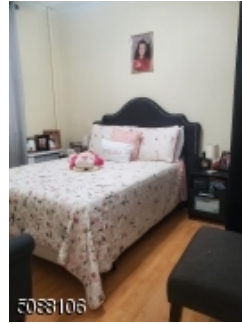
Basement



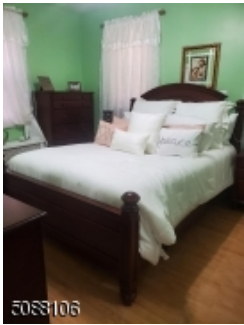
Laundry



Bedroom



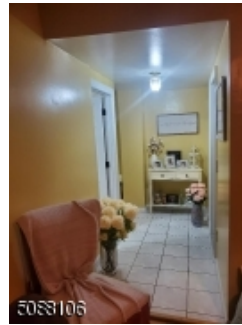
Bedroom



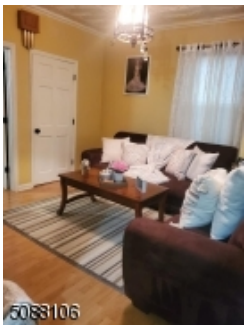
Bedroom



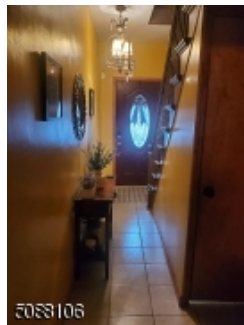
Bathroom



Hallway



Living Room



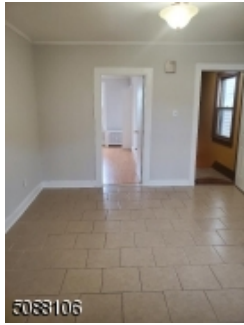
Entrance



Bedroom



Bedroom



Living Room



Kitchen



Bathroom



Backyard



Backyard

3699783 • 406 Lafayette St*, Newark City* • (1614)



Front View



Front

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3666560 • 99 HOUSTON ST*, Newark City* • (1614)



Front



Front View



Backyard



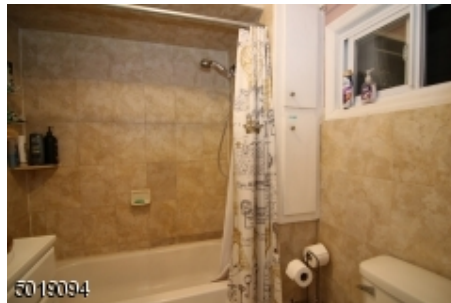
Backyard

Basement
Kitchenette, basement

Basement



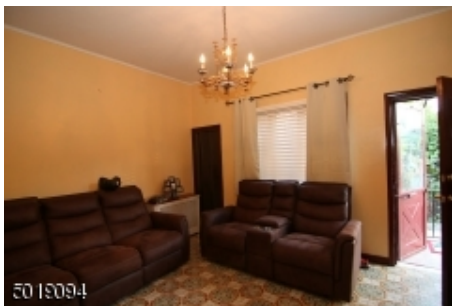
Basement



Bathroom



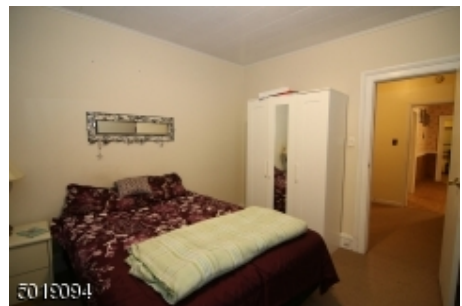
Bathroom



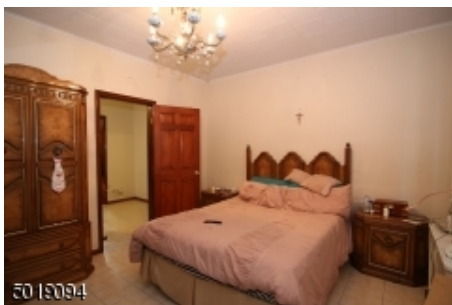
Living Room



Bathroom



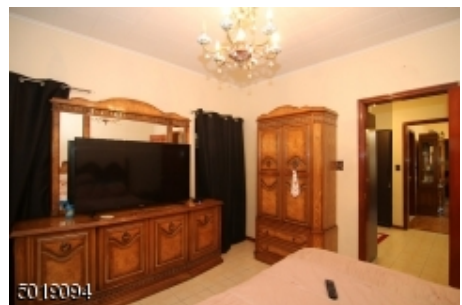
Bedroom



Bedroom



Bedroom



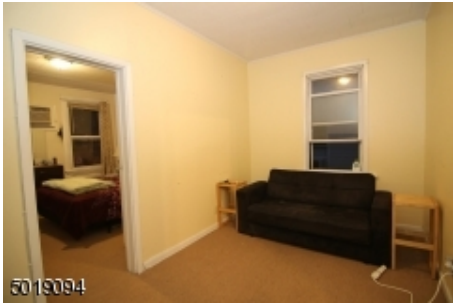
Bedroom



Kitchen



Living Room



Living Room



Kitchen

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

DANIEL SCHOENBAECHLER

3701395 • 113 Niagara St*, Newark City* • (1614)



Front



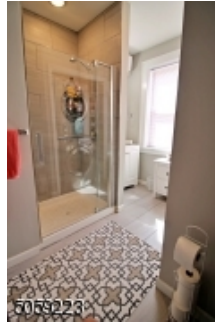
Front View



Living Room



Kitchen



Bathroom



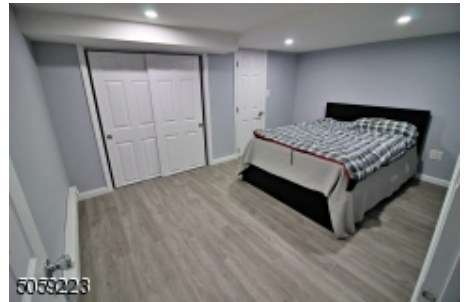
Bedroom



IN UNIT WASHER/DRYER



BASEMENT
BASEMENT



Bedroom



BATHROOM



METERS



GARAGE
GARAGE