

Passaic Paterson City (2508)

388 E 21st ST

List Price: \$449,900

Multi-family Agent Complete Report

MLS#: 3748914	Section:	LP: \$449,900
Status: S	ZN:	OLP: \$449,900
Rms: 9	GRS:	SP: \$475,000
Bdrm: 5	MSJR:	LD: 10/27/2021
FB: 3	HS:	XD: 10/26/2022
HB: 0	Acres:	FSD:
ZIP: 07513	LtSz: 48 X 133	UCD: 10/29/2021
RZIP:	SqFt:	ACD: 01/30/2022
Block: 8917	CLR:	CD: 01/26/2022
Lot: 17	CL:	ADM: 2
Unit #:	GSMLS.com: Yes	DOM: 2
Floor #:	FHA 55+: No	Terms: Conventional
Bldg #:	YB/Desc/Ren: 1940 / Approximate /	SDA: No
#Units: 2	Style: 2-Two Story	

Directions: **MADISON AVE TO 21ST AVE TO E 21ST STREET.**Remarks: **2 FAMILY UNITS FIRST FLOOR 2 BED, LR/DR, KTCH, BATH. SECOND FLOOR 3 BDS, LR, KTCH, BATH. 2 CAR GARAGES, LARGE BACKYARD, FINISHED BASEMENT.**

GENERAL INFORMATION

Basemnt: **Yes / Finished**Drive: **3 / 1 Car Width**Exterior: **Brick**Garage: **2 / Detached Garage**Roof: **Composition Shingle**Interior: **Carbon Monoxide Detector, Fire Extinguisher, Tile Floors, Wood Floors, Smoke Detector**

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, Kitchen, Living/Dining Room
U2:	2	5	3	1.0	0	No	0	\$00	\$00		Attic, Bedrooms, Eat-In Kitchen, Living Room

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: **TENANT** **999-999-9999** **Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat**U2: **TENANT** **999-999-9999** **Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat**

UTILITIES

Cool: **No Cooling**Heat: **2 Units, Radiators - Hot Water**Fuel: **Electric, Gas-Natural**Sewer: **Public Sewer**Utilities: **Electric, Gas-Natural**WtrHt: **Electric**Water: **Public Water**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: **\$10,183 / 2021**TaxRt: **4.175 / 2020**BldAsmt: **\$163,200**LndAsmt: **\$64,300**TotAsmt: **\$227,500**GOI: **\$00**TOE: **\$00**NOI: **00**

FarmAsmt:

HmWnty:

LenderApprvReq: **No**Easement: **Unknown /**

SHOWING INFORMATION

Owner: **REP. BY LA**Instr: **SHOWINGS REQUEST TO SUSYSUCASA@GMAIL.COM**Show: **See Showing Instructions**Poses: **AT CLOSING**Sign **No**

LISTING OFFICE INFORMATION

ListOff: **A NEW DAY REALTY LLC (4602)**ListAgt1: **DAISY MENDOZA (276870)**BB: **2%-\$250**LType: **Exclusive Agency**SA: **0**BREL: **Disclosed Dual Agent**Ph: **973-595-1112**Ph: **9734605410**Email: **SUSYSUCASA@GMAIL.COM**

Fax:

TB: **0**VarComm: **No**

SELLING OFFICE INFORMATION

SellOff: **A NEW DAY REALTY LLC (4602)**SellAgt1: **SUSANA MENDOZA (274109)**Ph: **973-595-1112**Ph: **973-449-6844**Email: **susysucasa@gmail.com**Fax: **9735951118**

Passaic* Paterson City* (2508)

1025 E 25th St*

List Price: \$499,900

Multi-family Agent Complete Report



MLS#: **3702370**
 Status: **S**
 Rms: **10**
 Bdrm: **4**
 FB: **3**
 HB: **0**
 ZIP: **07513-1645***
 RZIP:
 Block: **8912***
 Lot: **21***
 Unit #:
 Floor #:
 Bldg #:
 #Units: **2**

Section:
 ZN:
 GRS:
 MSJR:
 HS:
 Acres: **0.09***
 LtSz: **37X100***
 SqFt:
 CLR:
 CL:
 GSMLS.com: **Yes**
 FHA 55+: **No**
 YB/Desc/Ren: **1950 / Approximate /**
 Style: **2-Two Story**

LP: **\$499,900**
 OLP: **\$499,900**
 SP: **\$490,000**
 LD: **04/04/2021**
 XD: **12/30/2021**
 FSD:
 UCD: **04/16/2021**
 ACD: **06/30/2021**
 CD: **06/18/2021**
 ADM: **12**
 DOM: **12**
 Terms: **FHA**
 SDA:

Directions: **Between 21st Ave and 22nd Ave**Remarks: **Excellent 2 family home available in Paterson NJ. Each unit offers 2 bedrooms, living room, full bathroom, and an eat in kitchen. The finished basement offers extra living space and the backyard is a good size for entertainment!**

GENERAL INFORMATION

Basemnt: **Yes / Finished, Full**
 Drive: **4 / 1 Car Width**
 Exterior: **Aluminum Siding, Brick**

Garage: **2 / Detached Garage**
 Roof: **Asphalt Shingle**

UNIT INFORMATION

	Lvls:	#Rms:	#Bdr:	#Bth:	#FP:	H/C:	SqFt:	Rent:	S.Dep:	Exp:	Rooms:
U1:	1	5	2	1.0	0	No	9999	\$9,999	\$9,999		Bedrooms, Eat-In Kitchen, Living Room
U2:	1	5	2	1.0	0	No	9999	\$9,999	\$9,999		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: **Owner** **201-491-6771** **Owner Pays Electric, Owner Pays Gas, Owner Pays Heat, Owner Pays Water**
 U2: **Rep by LA** **201-491-6771** **Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat**

UTILITIES

Cool: **Wall A/C Unit(s)**
 Heat: **2 Units**
 Fuel: **Gas-Natural**

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

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$9,310* / 2020*	TaxRt: 4.175* / 2020	BldAsmt: \$165,100*	LndAsmt: \$57,900*	TotAsmt: \$223,000*
GOI: \$9,999	TOE: \$9,999	NOI: 9,999	FarmAsm:	HmWrnty:
LenderAprvReq: No	Easement: Unknown /			

SHOWING INFORMATION

Owner: **DIAZ, DANIEL & KARINYS***
 Poses: **At Closing**
 Show: **By Appoint-24 Hour Notice**

Sign **No**

LISTING OFFICE INFORMATION

ListOff: **NICHOLAS REAL ESTATE AGENCY (0699)**
 ListAgt1: **EDGAR MEZA (261078)**
 BB: **2.5% - 200**
 LType: **Exclusive Right to Sell**

Ph: **973-340-1202**
 Ph: **201-491-6771**

Email: **edgarmeza@live.com**
 Fax:

SA: **0**
 BREL: **Disclosed Dual Agent**

TB: **2.5% - 200**
 VarComm: **No**

SELLING OFFICE INFORMATION

SellOff: **RE/MAX PARK SQUARE (3492)**
 SellAgt1: **DESIREE GARCIA (260940)**

Ph: **973-667-3000**
 Ph: **973-634-8022**

Email: **desiree@desireegarcia.net**
 Fax:

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

DAVID E. LEONG

Passaic* Paterson City* (2508)

404 20th Ave*

List Price: \$549,999

Multi-family Agent Complete Report



MLS#: **3699644**
 Status: **S**
 Rms: **22**
 Bdrm: **10**
 FB: **4**
 HB: **0**
 ZIP: **07513-1545***
 RZIP:
 Block: **8906***
 Lot: **1***
 Unit #: **2**
 Floor #: **2**
 Bldg #: **2**
 #Units: **2**

Section:
 ZN:
 GRS:
 MSJR:
 HS:
 Acres: **0.09***
 LtSz: **37X100***
 SqFt:
 CLR:
 CL:
 GSMLS.com: **Yes**
 FHA 55+: **No**
 YB/Desc/Ren: **1956 / Approximate /**
 Style: **2-Two Story**

LP: **\$549,999**
 OLP: **\$549,999**
 SP: **\$490,000**
 LD: **03/20/2021**
 XD: **09/20/2021**
 FSD:
 UCD: **05/07/2021**
 ACD: **07/16/2021**
 CD: **07/12/2021**
 ADM: **47**
 DOM: **48**
 Terms: **FHA**
 SDA: **No**

Directions: **Market Street to 20th avenue between East 24th & 25th Streets.**Remarks: **Very large 2 family home with full finished basement & attic.**

GENERAL INFORMATION

Basemnt: **Yes / Finished, Full**
 Drive: **2 / 2 Car Width**
 Exterior: **Stucco - Fabricated/Masonry**
 ExtFeat: **Vinyl Fence**

LotDesc: **Corner**
 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	5	2	1.0	0	No	800	\$1,200	\$00		Bedrooms, Kitchen, Living Room
U2:	2	6	3	1.0	0	No	900	\$1,500	\$00		Bedrooms, Kitchen, Living/Dining Room, Porch

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

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

UTILITIES

Cool: **Window A/C(s)**
 Heat: **2 Units**
 Fuel: **Gas-Natural**
 Service: **Cable TV**
 Sewer: **Public Sewer**
 Utilities: **Gas-Natural**
 Water: **Public Water**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: **\$10,082* / 2020*** TaxRt: **4.175* / 2020** BldAsmt: **\$195,200*** LndAsmt: **\$46,300*** TotAsmt: **\$241,500***
 GOI: **\$00** TOE: **\$00** NOI: **00** FarmAsmt:
 LenderAprrvReq: **No** Easement: **Unknown /** HmWrnty: **No**
 Explncl: **Hot & Cold Water, Insurance, Maintenance, Taxes**

SHOWING INFORMATION

Owner: **COMMUNITY PROPERTIES, LLC***
 Instr: **Please DO NOT GO DIRECT... Call Anthony @973-650-1879**
 Show: **Call Listing Agent**
 Posses: **30-60**
 Sign: **Yes**

LISTING OFFICE INFORMATION

ListOff: **PRESTIGE PROPERTY GROUP MONTCLAIR (5754)** Ph: **973-860-7595** Email: **afazzinga@outlook.com**
 ListAgt1: **ANTHONY FAZZINGA (269425)** Ph: **973-650-1879** Fax: **973-405-6900**
 BB: **2%-\$150** SA: **0** TB: **2%-\$150**
 LType: **Exclusive Right to Sell** BREL: **Disclosed Dual Agent** VarComm: **No**

SELLING OFFICE INFORMATION

SellOff: **HOMENET REALTY (4248)** Ph: **973-370-0808** Email: **afamilia29@hotmail.com**
 SellAgt1: **ADRIANA MEJIA (298459)** Ph: **973-955-8317** Fax: **973-307-0808**

Passaic* Paterson City* (2508)

179-183 Madison Ave

List Price: \$499,000

Multi-family Agent Complete Report



MLS#: 3746380	Section: NUMBER 11	LP: \$499,000
Status: S	ZN: JFK	OLP: \$525,000
Rms: 12	GRS: EASTSIDE	SP: \$505,000
Bdrm: 5	MSJR: 0.17*	LD: 10/14/2021
FB: 2	HS: 75X100*	XD: 04/30/2022
HB: 0	Acres: Tan	FSD: 01/24/2022
ZIP: 07501-3421*	CL: Yes	UCD: 03/15/2022
RZIP: 2405*	GSMLS.com: No	ACD: 02/25/2022
Block: 2*	FHA 55+: 1950 / Approximate / 2016	CD: 75
Lot: 2*	YB/Desc/Ren: 2-Two Story	ADM: 102
Unit #: 2	Style: 2-Two Story	DOM: Conventional
Floor #: 2		Terms: Yes
Bldg #: 2		SDA: Yes
#Units: 2		

Directions: **map quest**

Remarks: **HUGE 2 Family home borders Fairlawn & Hawthorne, near all major highways. This home is in MINT condition pride of ownership for sure. Beautiful, property line enclosed with gates and huge driveway fits approx 6 cars, included 2 car detached garage. Beautiful landscaping, large patio.. Separate utilities..second floor is combined with 3rd floor**

Agent Remarks: **24 hour notice tenants are month to month, tax tenants first & second floor, include business card. If nobody responds please text agent direct 973-417-2211 Owner is motivated, best is week ends**

GENERAL INFORMATION

Basemnt: Yes / Unfinished	Garage: 2 / Detached Garage
Drive: 6 / 2 Car Width, Blacktop	LotDesc: Level Lot
Exclu: all tenants personal belongings	Roof: Asphalt Shingle
Exterior: Vinyl Siding	Interior: Carbon Monoxide Detector, Carpeting, Fire Extinguisher, Tile Floors,
ExtFeat: Curbs, Privacy Fence, Metal Fence, Patio, Sidewalk, Storm Window(s)	Wood Floors, Smoke Detector

UNIT INFORMATION

Lvls:	#Rms:	#Bdr:	#Bth:	#FP:	H/C:	SqFt:	Rent:	S.Dep:	Exp:	Rooms:
U1: 1	6	2	1.0	0	No	0	\$1,200	\$00		Bedrooms, Eat-In Kitchen, Living/Dining Room, Porch
U2: 2	8	3	1.0	0	No	0	\$1,365	\$00		Attic, Bedrooms, Eat-In Kitchen, Living/Dining Room, Porch

Appl: **Carbon Monoxide Detector, Cooktop - Gas, Dishwasher, Range/Oven - Gas, Smoke Detector**

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

Tenant: **Jomaica** Phone: **862-271-7044** T/O Pays: **Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat**

U2: **Marco** Phone: **862-318-1827** T/O Pays: **Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat**

UTILITIES

Cool: Window A/C(s)	Sewer: Public Sewer
Heat: 2 Units, Baseboard - Cast Iron	Utilities: Gas-Natural
Fuel: Gas-Natural	WtrHt: Gas
	Water: Public Water

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$9,364* / 2020*	TaxRt: 4.175* / 2020	BldAsmt: \$156,700*	LndAsmt: \$67,600*	TotAsmt: \$224,300*
GOL: \$00	TOE: \$00	NOI: 00	FarmAsmt: No	HmWrnty: No
LenderApprvReq: No	Easement: Unknown /			

SHOWING INFORMATION

Owner: Lo Casto,Anna*	OwnerPh: 00000000
Instr: 24 hours notice is a must text both tenants	Poses: 60-90
Show: By Appoint-24 Hour Notice, Text Owner/Tenant	Sign: Yes

LISTING OFFICE INFORMATION

ListOff: C-21 GEMINI, LLC. (036301)	Ph: 973-696-1111	Email: c21lourie1w@gmail.com
ListAgt1: LOURIE IUDICI (243310)	Ph: 973-417-2211	Fax: 973-696-0805
BB: 2.5-150	SA: 0	TB: 2.5-150
LType: Exclusive Right to Sell	BREL: Disclosed Dual Agent	VarComm: No

SELLING OFFICE INFORMATION

SellOff: BHHS - NEW JERSEY PROPERTIES (007129)	Ph: 973-239-7700	Email: luis.torres@bhhsnj.com
SellAgt1: LUIS TORRES (293805)	Ph: 973-202-6390	Fax:

3748914 • 388 E 21st ST, Paterson City • (2508)



Front View



Front

3702370 • 1025 E 25th St*, Paterson City* • (2508)



Front

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

DAVID E. LEONG

3699644 • 404 20th Ave*, Paterson City* • (2508)



Front View



Front View



Backyard



Backyard

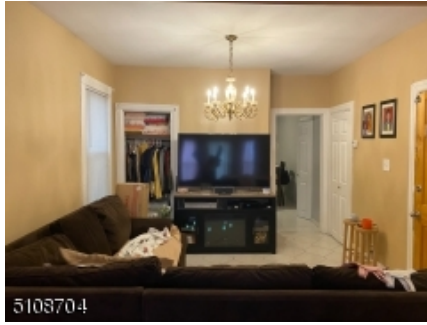


Backyard

3746380 • 179-183 Madison Ave, Paterson City* • (2508)



Front View



Living Room



Dining Room



Kitchen



Kitchen



Kitchen



Backyard