

Passaic* Paterson City* (2508)

100 Marion St*

List Price: \$409,000

Multi-family Agent Complete Report



MLS#: **3778394**
 Status: **UC**
 Rms: **9**
 Bdrm: **4**
 FB: **2**
 HB: **0**
 ZIP: **07522-1905***
 RZIP: **07522**
 Block: **609***
 Lot: **28***
 Unit #:
 Floor #:
 Bldg #: **100**
 #Units: **2**

Section:
 ZN:
 GRS:
 MSJR:
 HS:
 Acres: **0.06***
 LtSz: **25X100***
 SqFt:
 CLR:
 CL:
 GSMLS.com: **Yes**
 FHA 55+: **No**
 YB/Desc/Ren: **1940 / Approximate /**
 Style: **3-Three Story**

LP: **\$409,000**
 OLP: **\$409,000**
 SP:
 LD: **04/28/2022**
 XD: **10/28/2022**
 FSD:
 UCD: **06/21/2022**
 ACD: **08/30/2022**
 CD:
 ADM: **54**
 DOM: **54**
 Terms:
 SDA:

Directions: **Union to Marion**

Remarks: **Exceptionally cared for 2 family home features 11 total rooms, living room, dining room, kitchen, 2 bedrooms, and full bath each on floor. Finished attic being used as a bedroom, office area with access from the 2nd-floor hallway. Front and rear entrances with an unfinished basement and separate utilities. Gas hot water baseboard heat. On a 25x100 lot that possibly can accommodate a compact style car.**

Agent Remarks: **Call LA for an Appointment. 24 hour notice. DO NOT USE SHOWING TIME!! Weekday showings after 4:30.**

GENERAL INFORMATION

Basemnt: **Yes / Unfinished**Drive: **1 / 1 Car Width, Concrete**Exterior: **Vinyl Siding**ExtFeat: **Privacy Fence**Garage: **0 /**Roof: **Asphalt Shingle**Interior: **Fire Extinguisher, 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	0	\$00	\$00		Bedrooms, Dining Room, Kitchen, Living Room
U2:	2	5	2	1.0	0	No	0	\$00	\$00		Bedrooms, Dining Room, Kitchen, Living Room

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

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

UTILITIES

Cool: **See Remarks**Heat: **2 Units, Baseboard - Hotwater**Fuel: **Gas-Natural**Sewer: **Public Sewer**Utilities: **Gas In Street**WtrHt: **Gas**Water: **Public Water**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: **\$6,880* / 2021***TaxRt: **4.476* / 2021**BldAsmt: **\$132,900***LndAsmt: **\$31,900***TotAsmt: **\$164,800***GOI: **\$00**TOE: **\$00**NOI: **00**FarmAsmt: HmWrnty: LenderApprvReq: **No**Easement: **Unknown /**

SHOWING INFORMATION

Owner: **Sandra Perex Aurilia**Instr: **No Showing Time. Weekday showings after 4:30.**Show: **By Appoint-24 Hour Notice, Call Listing Agent**Poses: **at Closing**Sign: **No**

LISTING OFFICE INFORMATION

ListOff: **C-21 ALL COUNTY REALESTATE (2727)**ListAgt1: **VINCENT BERNARDUCCI (238020)**BB: **2.5-200**LType: **Exclusive Right to Sell**SA: **0**BREL: **Disclosed Dual Agent**Email: **v.bernarducci@verizon.net**Fax: **866-208-4240**TB: **2.5-200**VarComm: **Yes**

Passaic* Paterson City* (2508)

8 Barnert Pl*

List Price: \$399,000

Multi-family Agent Complete Report



MLS#: **3762864** Section:
 Status: **S** ZN:
 Rms: **13** GRS:
 Bdrm: **5** MSJR:
 FB: **3** HS:
 HB: **0** Acres: **0.06***
 ZIP: **07522-1814*** LtSz: **25X100***
 RZIP: SqFt:
 Block: **109*** CLR:
 Lot: **4*** CL:
 Unit #: GSMLS.com: **Yes**
 Floor #: FHA 55+: **No**
 Bldg #: YB/Desc/Ren: **1913 / Approximate, Renovated / 2020**
 #Units: **2** Style: **3-Three Story**

LP: **\$399,000**
 OLP: **\$399,000**
 SP: **\$440,000**
 LD: **02/08/2022**
 XD: **08/01/2022**
 FSD:
 UCD: **03/28/2022**
 ACD: **06/30/2022**
 CD: **06/08/2022**
 ADM: **41**
 DOM: **48**
 Terms: **FHA**
 SDA:

Directions: **MAPQUEST**

Remarks: **Come and see this great investment property. House in a quiet location. First unit rented for 1600 has 2br and 1 bathroom, it has an updated flooring, bath and kitchen. Has storage in the basement. The second unit owner-occupied has 3br and 2 full bathrooms spread over 2 floors. With its own laundry in-unit. Perfect for owner occupant and earn monthly rental income. First-floor tenant signed a lease until Jan 2023. The tenant pays on time and early.**

Agent Remarks: **PROPERTY SOLD AS IS- Highest and Best Offer Due on Wednesday 3/16 at 12PM. Pls send it to admin@naeemboucherproperties.com . PLEASE MAKE SURE BUYER UNDERSTANDS THIS IS AS IS.**

GENERAL INFORMATION

Basemnt: **Yes / Full, 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	2	1.0	0	No	0	\$1,600	\$00		Bedrooms, Eat-In Kitchen, Living Room
U2:	1	8	3	2.0	0	No	0	\$00	\$00		Bedrooms, Eat-In Kitchen, Living Room

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

	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

	Sewer:
Cool: No Cooling	Public Sewer
Heat: 2 Units	Electric, Gas-Natural
Fuel: Gas-Natural	Public Water

FINANCIAL INFORMATION / TAX INFORMATION

	Taxes:	TaxRt:	BldAsmt:	LndAsmt:	TotAsmt:
	\$7,152* / 2021*	4.476* / 2021	\$131,100*	\$28,700*	\$159,800*
GOL: \$00		TOE: \$00	NOI: 00	FarmAsm:	HmWrnty:
LenderApprvReq: No		Easement: No /			

SHOWING INFORMATION

	Owner:	Posses:
	Morgan,Davey J*	Immediate
Instr: Please email showings@naeemboucherproperties.com		Sign No
Show: See Showing Instructions		

LISTING OFFICE INFORMATION

	Ph:	Email:
ListOff: EXP REALTY, LLC (5028)	866-201-6210	naeem@naeemboucherproperties.com
ListAgt1: NAEEM BOUCHER (295169)	9734050095	2017318370
BB: 2%-300	SA: 0	TB: 2%-300
LType: Exclusive Right to Sell	BREL: Disclosed Dual Agent	VarComm: No

SELLING OFFICE INFORMATION

	Ph:	Email:
SellOff: REALTY ONE GROUP LEGEND (189003)	973-772-0660	sfrancois@roglegend.com
SellAgt1: STANLEY FRANCOIS (299542)	201.467.9294	299542

Passaic* Paterson City* (2508)

248 Temple St*

List Price: \$399,000

Multi-family Agent Complete Report



MLS#: **3738768**
 Status: **S**
 Rms: **9**
 Bdrm: **6**
 FB: **4**
 HB: **0**
 ZIP: **07522-1161***
 RZIP:
 Block: **418***
 Lot: **13***
 Unit #:
 Floor #:
 Bldg #:
 #Units: **2**

Section:
 ZN:
 GRS:
 MSJR:
 HS:
 Acres: **0.06***
 LtSz: **25X100***
 SqFt:
 CLR: **Grey**
 CL:
 GSMLS.com: **Yes**
 FHA 55+: **No**
 YB/Desc/Ren: **1940 / /**
 Style: **3-Three Story**

LP: **\$399,000**
 OLP: **\$399,000**
 SP: **\$446,000**
 LD: **09/06/2021**
 XD: **12/06/2021**
 FSD:
 UCD: **09/27/2021**
 ACD: **12/17/2021**
 CD: **12/17/2021**
 ADM: **21**
 DOM: **21**
 Terms: **FHA**
 SDA: **No**

Directions: **Burhans ave to Temple st**Remarks: **Welcome home to this newly renovated two family perfect for an owner occupant. Finished basement and attic. Many upgrades to list. Just Unpack!**

GENERAL INFORMATION

Basemnt: **Yes / Full**
 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	4	2	1.0	0	No	900	\$00	\$00		Bedrooms, Eat-In Kitchen, Living Room
U2:	2	7	4	2.0	0	No	1500	\$00	\$00		Bedrooms, Eat-In Kitchen, Living Room

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

	Tenant:	Phone:	T/O Pays:
U1:	Vacant	000-000-0000	Tenant Pays Gas, Tenant Pays Heat
U2:	Vacant	000-000-0000	Tenant Pays Electric, Tenant Pays Gas

UTILITIES

Cool: **Ceiling Fan**
 Heat: **2 Units, Radiators - Hot Water, Radiators - Steam**
 Fuel: **Gas-Natural**

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

FINANCIAL INFORMATION / TAX INFORMATION

Taxes:	TaxRt:	BldAsmt:	LndAsmt:	TotAsmt:
\$8,529* / 2020*	4.175* / 2020	\$159,900*	\$44,400*	\$204,300*
GOI: \$00	TOE: \$00	NOI: 00	FarmAsm: No	HmWrnty: No
LenderAprvReq: No	Easement: No /			

SHOWING INFORMATION

Owner: **Rjk Properties Temple St Lic***
 Poses: **0-30**
 Show: **Text Agent**

Sign **Yes**

LISTING OFFICE INFORMATION

ListOff:	Ph:	Email:
UNITED REAL ESTATE (4738)	888-501-6953	ibrahisa1@gmail.com
ListAgt1: SAMMY IBRAHIM (299002)	Ph: 9736668086	Fax: 9736668086
ListAgt2: NEIL ANGELINO (200457)	Ph: 973-454-4286	Email: Neilangelino@gmail.com
BB: 2%-250	SA: 0	TB: 0
LType: Exclusive Right to Sell	BREL: Disclosed Dual Agent	VarComm: No

SELLING OFFICE INFORMATION

SellOff:	Ph:	Email:
NICHOLAS REAL ESTATE AGENCY (0699)	973-340-1202	BobbyPersaud@aol.com
SellAgt1: BOBBY PERSAUD (245436)	Ph: 201-887-2596	Fax: 973-340-3087

Passaic* Paterson City* (2508)

122 E Main St*

List Price: \$465,000

Multi-family Agent Complete Report



MLS#: **3761712**
 Status: **S**
 Rms: **10**
 Bdrm: **5**
 FB: **3**
 HB: **0**
 ZIP: **07522-1852***
 RZIP:
 Block: **117***
 Lot: **16***
 Unit #:
 Floor #:
 Bldg #:
 #Units: **2**

Section:
 ZN:
 GRS:
 MSJR:
 HS:
 Acres: **0.06***
 LtSz: **25X103***
 SqFt:
 CLR:
 CL:
 GSMLS.com: **Yes**
 FHA 55+: **No**
 YB/Desc/Ren: **1940 / Renovated / 2021**
 Style: **3-Three Story**

LP: **\$465,000**
 OLP: **\$465,000**
 SP: **\$465,000**
 LD: **02/01/2022**
 XD: **07/31/2022**
 FSD:
 UCD: **02/07/2022**
 ACD: **03/07/2022**
 CD: **03/03/2022**
 ADM: **7**
 DOM: **6**
 Terms: **FHA**
 SDA:

Directions: [Google Map](#)

Remarks: **FOUR FLOORS OF LIVING. FULLY RENOVATED 2-FAMILY HOME, BOASTING SOFT CLOSE CABINETRY, QUARTZ COUNTER TOPS, STAINLESS APPLIANCES, REAL HARDWOOD FLOORS THROUGHOUT, FORCED HEAT, CENTRAL AIR, LAUNDRY HOOKUP FOR EACH UNIT. FINISHED BASEMENT, HUGE PRIVATE BACKYARD AND OFF-STREET PARKING. CLOSE TO SHOPPING AND PUBLIC TRANSPORTATION. NOT IN FLOOD.**

GENERAL INFORMATION

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

Roof: **Asphalt Shingle**
 Interior: **Fire Extinguisher, 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	9999	\$1,750	\$00		Bedrooms, Eat-In Kitchen, Laundry Room, Living Room, Storage
U2:	2	5	3	2.0	0	No	9999	\$2,300	\$00		Bedrooms, Eat-In Kitchen, Laundry Room, Living Room, Storage

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

UTILITIES

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

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

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$6,244* / 2021*	TaxRt: 4.476* / 2021	BldAsmt: \$124,100*	LndAsmt: \$15,400*	TotAsmt: \$139,500*
GOL: \$999,999	TOE: \$999,999	NOI: 999,999	FarmAsmt:	HmWrnty:
LenderAprrvReq: No	Easement: No /			

SHOWING INFORMATION

Owner: **On File**
 Poses: **02/01/2022**
 Show: **By Appoint-24 Hour Notice**

Sign **No**

LISTING OFFICE INFORMATION

ListOff: UNITED REAL ESTATE (4738)	Ph: 888-501-6953	Email: juaquannag@gmail.com
ListAgt1: JUAQUANNA GAINES (295721)	Ph: 973-930-7341	Fax: 973-860-7018
BB: 2% - \$250	SA: 0	TB: 0
LType: Exclusive Right to Sell	BREL: Seller Agent	VarComm: No

SELLING OFFICE INFORMATION

SellOff: UNITED REAL ESTATE (4738)	Ph: 888-501-6953	Email: juaquannag@gmail.com
SellAgt1: JUAQUANNA GAINES (295721)	Ph: 973-930-7341	Fax: 973-860-7018

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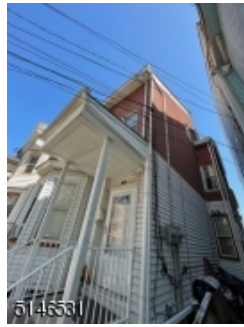
Info. deemed RELIABLE but not GUARANTEED - ALL Room Sizes are Approx.

DANIEL SCHOENBAECHLER

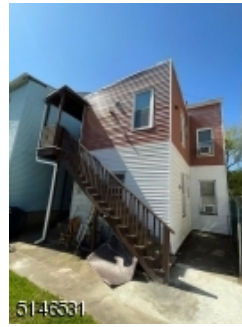
3778394 • 100 Marion St*, Paterson City* • (2508)



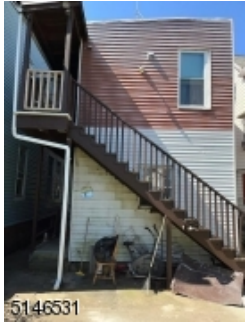
Front



Front View



REAR



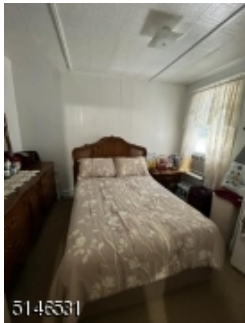
REAR



Kitchen



Living Room 1ST FLOOR



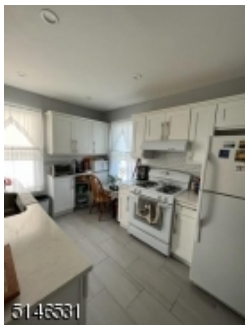
Bedroom 1ST FLOOR



Bedroom



Bedroom 2 FLOOR



Kitchen 1ST FLOOR



Bathroom



Bathroom



bASEMENT BATH



ROOM



ATTIC



ATTIC



BASEMENT WASH & DRY



BASEMENT



WATER HEATERS



ELECTRIC PANEL

3762864 • 8 Barnert Pl*, Paterson City* • (2508)



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Interior



Interior



Interior



Interior



Interior



Interior



Interior



Interior



Interior



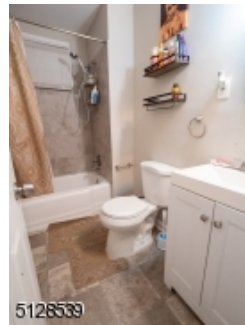
Interior



Interior



Interior



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Interior



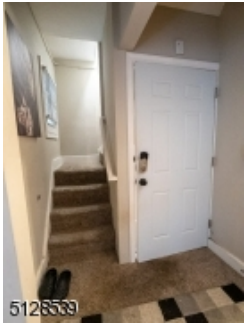
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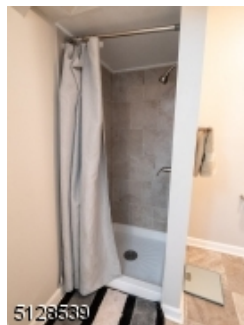
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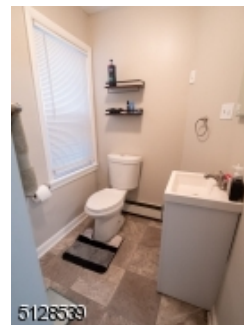
Interior



Interior



Interior



Interior



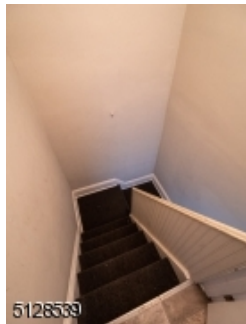
Interior



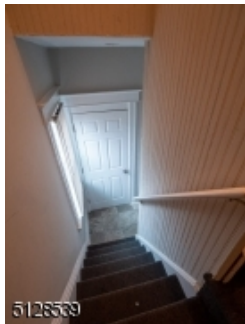
Interior



Interior



Interior



Interior



Interior



Interior



Interior



Interior



Interior



Interior



Interior

3738768 • 248 Temple St*, Paterson City* • (2508)



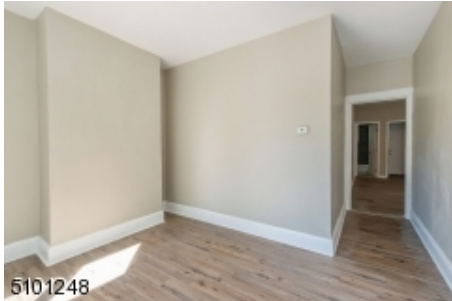
Front View



Front View



Living Room



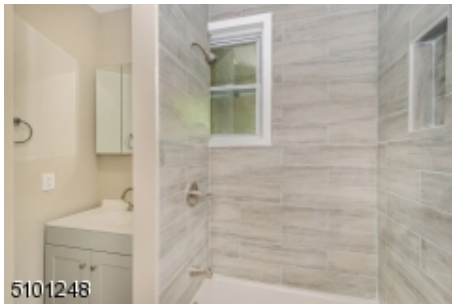
Living Room



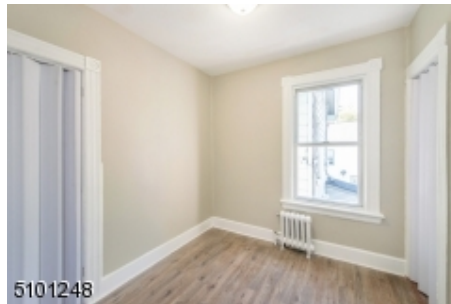
Kitchen



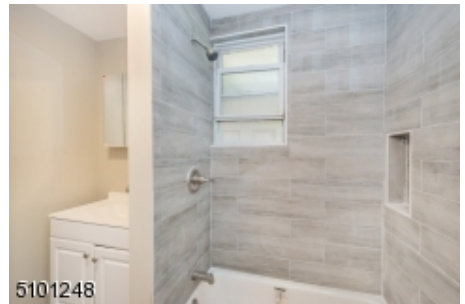
Bedroom



Bathroom



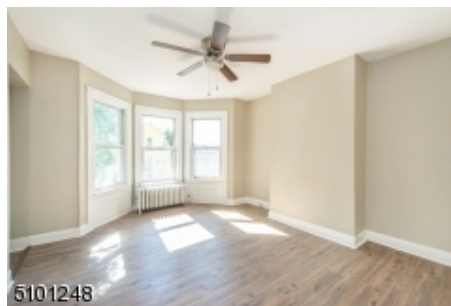
Bedroom



Bathroom



Kitchen



Living Room



Kitchen



Foyer



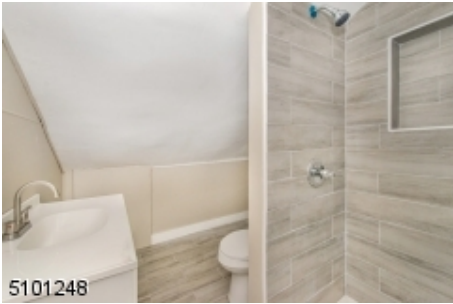
Bathroom



Bedroom



Bedroom



Bathroom



Front



Backyard



Backyard

3761712 • 122 E Main St*, Paterson City* • (2508)



Kitchen



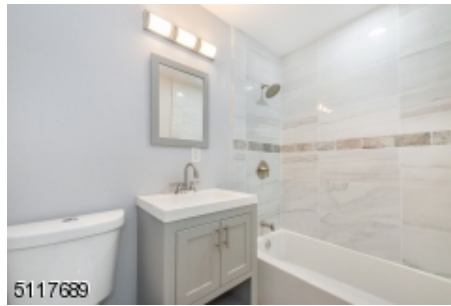
Backyard



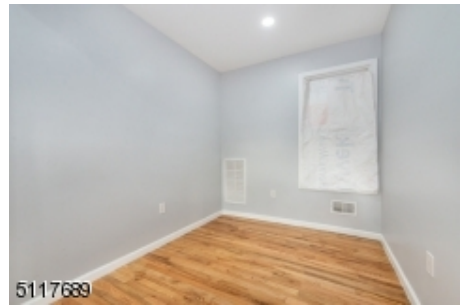
Front View



Kitchen



Bathroom



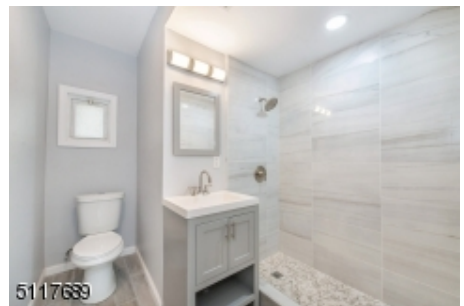
Bedroom



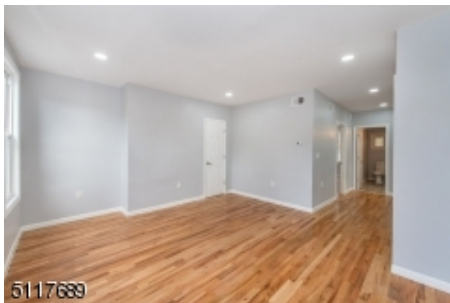
Kitchen



Kitchen



Bathroom



Living Room



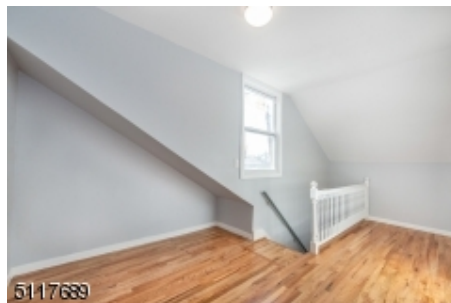
Living Room



Living Room



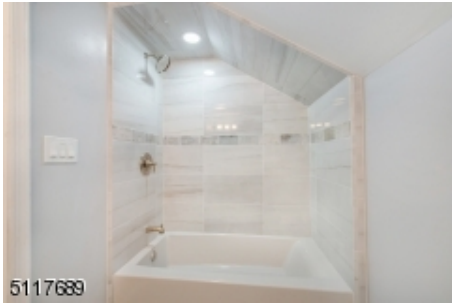
Bedroom



Hall



Bathroom



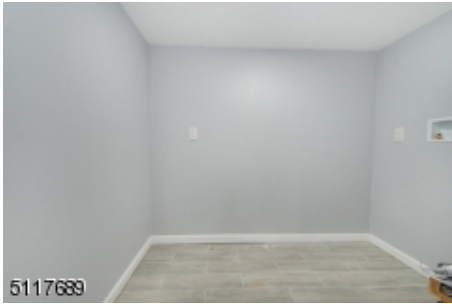
Bathroom



Bedroom



Bedroom



Laundry Room



Basement