

Passaic* Passaic City* (2507)

28 JACKSON ST*

List Price: \$409,000

Multi-family Agent Complete Report



MLS#: **3658543** Section:
 Status: **UC** ZN:
 Rms: **16** GRS:
 Bdrm: **8** MSJR:
 FB: **3** HS:
 HB: **1** Acres: **0.07***
 ZIP: **07055-6607*** LtSz: **25X117***
 RZIP: SqFt:
 Block: **4070*** CLR:
 Lot: **38*** CL:
 Unit #: GSMLS.com: **Yes**
 Floor #: FHA 55+: **No**
 Bldg #: YB/Desc/Ren: **1900 / Approximate, Renovated / 2019**
 #Units: **2** Style: **3-Three Story**

LP: **\$409,000**
 OLP: **\$409,000**
 SP:
 LD: **08/24/2020**
 XD: **11/20/2020**
 UCD: **09/10/2020**
 ACD: **10/30/2020**
 CD:
 ADM: **17**
 DOM: **17**
 Terms:
 SDA:

Directions: **Parker Ave to Jackson**

Remarks: **UPDATED 2-FAMILY HOME! FIRST FLOOR FEATURES 3 BEDROOMS 1 BATHROOM, LIVING ROOM, KITCHEN AND ENCLOSED FRONT PORCH. SECOND FLOOR LEGALLY CONNECTED TO THIRD FLOOR AND FEATURES 5 BEDROOMS, 2 FULL BATHROOM 2 LIVING ROOMS AND A KITCHEN AND SECOND FLOOR OPEN PORCH. BRAND NEW FULL FINISHED BASEMENT WITH BATHROOM, 2 ROOMS, UTILITY ROOM, AND MORE STORAGE SPACE. LARGE HOUSE! GREAT RENT ROLL WITH MORE POTENTIAL! 2019 ROOF, SIDING, PLUMBING, BASEMENT, UPGRADES TO ELECTRIC. FULLY OCCUPIED, TENANTS ON MONTH TO MONTH LEASE, WILL NOT BE VACANT AT CLOSING. AMAZING LOCATION, WALKING DISTANCE TO HOME DEPOT, SUPERMARKETS, DOWNTOWN PASSAIC. BUYER RESPONSIBLE FOR CCO. SOLD AS-IS.**

Agent Remarks: **FINAL SHOWINGS WILL BE 9/1 BETWEEN 11AM-12PM OR 6PM-7PM. HIGHEST AND BEST DUE 9/2 @ 10AM. SEND ATTORNEY CONTACT INFO. SOLD AS IS BUYER RESPONSIBLE FOR CCO**

GENERAL INFORMATION

Basemnt: **Yes / Finished, 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	5	3	1.0	0	No	0	\$1,650	\$1,650		Bedrooms, Eat-In Kitchen, Living Room
U2:	2	8	5	2.0	0	No	0	\$2,300	\$2,300		Bedrooms, Eat-In Kitchen, Living Room

Appl:
 U1: **Range/Oven - Gas**
 U2: **Range/Oven - Gas**

	Tenant:	Phone:	T/O Pays:
U1:	R	9737858420	Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat
U2:	M	9737858420	Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat

UTILITIES

Cool: **Window A/C(s)**
 Heat: **2 Units, Baseboard - Electric, Baseboard - Hotwater**
 Fuel: **Gas-Natural**

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

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$5,725 / 2019	TaxRt: 3.677 / 2019	BldAsmt: \$91,000	LndAsmt: \$64,700	TotAsmt: \$155,700
GOI: \$47,400	TOE: \$00	NOI: 00	FarmAsmt:	HmWrnty:
LenderAprrvReq: No	Easement: Unknown /			

SHOWING INFORMATION

Owner: **138 MAIN ST REALTY LLC***
 Instr: **FINAL SHOWINGS TUESDAY 9/1 BETWEEN 11AM-12PM OR 6PM-7PM.**
HIGHEST AND BEST DUE 9/2 @ 10AM.
 Show: **Text Agent**

Posses: **IMMED**
 Sign: **Yes**

LISTING OFFICE INFORMATION

ListOff: BHHS VAN DER WENDE PROPERTIES (038801)	Ph: 973-226-0333	Email: ISMAIL@BHHSVDW.COM
ListAgt1: ISMAIL SALEH (289142)	Ph: 201-280-3814	Fax:
BB: 2%-\$150	SA: NA	TB: 2%-\$150
LType: Exclusive Right to Sell	BREL: Disclosed Dual Agent	VarComm: No

Passaic* Passaic City* (2507)

90 SUMMER ST*

List Price: \$399,000

Multi-family Agent Complete Report



MLS#: **3618153** Section:
 Status: **S** ZN:
 Rms: **12** GRS:
 Bdrm: **6** MSJR:
 FB: **2** HS:
 HB: **1** Acres: **0.11***
 ZIP: **07055-8612*** LtSz: **25X187***
 RZIP: SqFt:
 Block: **4103.1*** CLR:
 Lot: **6*** CL:
 Unit #: GSMLS.com: **Yes**
 Floor #: FHA 55+: **No**
 Bldg #: YB/Desc/Ren: **1910 / Renovated / 2018**
 #Units: **2** Style: **2-Two Story**

LP: **\$399,000**
 OLP: **\$399,000**
 SP: **\$390,000**
 LD: **02/21/2020**
 XD: **02/21/2021**
 UCD: **03/09/2020**
 ACD: **05/06/2020**
 CD: **05/06/2020**
 ADM: **17**
 DOM: **17**
 Terms: **FHA**
 SDA:

Directions: **Take Main Ave to Summer St**Agent Remarks: **Newly renovated house on the block! Each unit has 3 bedrooms and 1 bath. Renovations made inside and outside including roof and siding. For info and showing call Diana @ 973-413-5771.**

GENERAL INFORMATION

Basemnt: **Yes / Finished**
 Drive: **0 / On-Street Parking**
 Exterior: **See Remarks**

Garage: **0 / On-Street Parking**
 Roof: **Asphalt Shingle**

UNIT INFORMATION

	Lvls:	#Rms:	#Bdr:	#Bth:	#FP:	H/C:	SqFt:	Rent:	S.Dep:	Exp:	Rooms:
U1:	1	6	3	1.0	0	No	0	\$00	\$3		See Remarks
U2:	1	6	3	1.0	0	No	0	\$1,500	\$00		See Remarks

Appl:
 U1: **See Remarks**
 U2: **See Remarks**
 U3: **See Remarks**
 U4: **See Remarks**

Tenant: Phone: T/O Pays:
 U1: **Vacant** **99999999999** **Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat**
 U2: **Tenant** **99999999999** **Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat**

UTILITIES

Cool: **Window A/C(s)** Sewer: **Public Sewer**
 Heat: **Radiant - Hot Water** Utilities: **Gas-Natural**
 Fuel: **Gas-Natural, Oil Tank Below Ground** Water: **Public Water**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$8,440 / 2018	TaxRt: 3.598 / 2018	BldAsmt: \$161,200	LndAsmt: \$73,400	TotAsmt: \$234,600
GOI: \$00	TOE: \$00	NOI: 00	FarmAsmt:	HmWrnty:
LenderApprvReq: No	Easement: No /			

SHOWING INFORMATION

Owner: **ID PROPERTY MANAGEMENT LLC***
 Instr: **Text Diana (973) 413-5771 for showings**
 Show: **See Showing Instructions**
 Posses: **At Closing**
 Sign: **Yes**

LISTING OFFICE INFORMATION

ListOff: LUIS SANCHEZ REALTY LLC (2748)	Ph: 973-405-6900	Email: adsoldit@gmail.com
ListAgt1: ALBERT DIODONET (304718)	Ph: 9734135771	Fax: 9734135771
BB: 2-200	SA: 0	TB: 0
LType: Exclusive Right to Sell	BREL: Disclosed Dual Agent	VarComm: No

SELLING OFFICE INFORMATION

SellOff: LUIS SANCHEZ REALTY LLC (2748)	Ph: 973-405-6900	Email: adsoldit@gmail.com
SellAgt1: ALBERT DIODONET (304718)	Ph: 9734135771	Fax: 9734135771

Passaic* Passaic City* (2507)

138 GROVE ST*

List Price: \$379,000

Multi-family Agent Complete Report



MLS#: **3573667**
 Status: **S**
 Rms: **13**
 Bdrm: **6**
 FB: **4**
 HB: **0**
 ZIP: **07055-4118***
 RZIP:
 Block: **2167***
 Lot: **32***
 Unit #:
 Floor #:
 Bldg #:
 #Units: **2**

Section:
 ZN:
 GRS:
 MSJR:
 HS:
 Acres: **0.07***
 LtSz: **30.6X100***
 SqFt:
 CLR:
 CL:
 GSMLS.com: **Yes**
 FHA 55+: **No**
 YB/Desc/Ren: **1910 / Approximate /**
 Style: **2-Two Story**

LP: **\$379,000**
 OLP: **\$379,000**
 SP: **\$395,000**
 LD: **07/16/2019**
 XD: **01/16/2020**
 UCD: **10/07/2019**
 ACD: **04/14/2020**
 CD: **04/02/2020**
 ADM: **40**
 DOM: **83**
 Terms: **FHA**
 SDA: **No**

Directions: **DAYTON AVE TO MONROE ST TO GROVE ST**

Remarks: **Don't miss seeing this !! two family house is situated in a wonderful spot in Passaic. Close to shops, transportation, and schools. The first floor features living room, three bedrooms, bathroom and eat-in-kitchen. The second floor consists of living room, three bedrooms, eat-in-kitchen and bathroom on the 3rd level is a walk up attic with two rooms and one bathroom Full finished basement w/ full bath, Laundry and lots of storage. Back yard and garage. This is a great opportunity.**

Agent Remarks: **Please text listing agent for all showing with 24 hour notice. No exceptions. Please do not disturb tenants. Showings for Saturday and Sunday are between 11 am and 4:00 pm.**

GENERAL INFORMATION

Basemnt: **Yes / Finished**
 Drive: **1 / Driveway-Shared**
 Exterior: **Vinyl Siding**

Garage: **1 / Detached Garage**
 Roof: **Asphalt Shingle**

UNIT INFORMATION

	Lvs:	#Rms:	#Bdr:	#Bth:	#FP:	H/C:	SqFt:	Rent:	S.Dep:	Exp:	Rooms:
U1:	1	5	3	1.0	1	No	0	\$1,850	\$00		Bedrooms, Eat-In Kitchen, Living Room
U2:	2	8	3	1.0	1	No	0	\$00	\$00		Attic, Bedrooms, Eat-In 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: **ON RECORD** **999-999-9999** **Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat**
 U2: **OWNER** **999-999-9999** **Owner Pays Electric, Owner Pays Gas, Owner Pays Heat, Owner Pays Water**

UTILITIES

Cool: **Window A/C(s)**
 Heat: **2 Units, Radiators - Steam**
 Fuel: **Gas-Natural**
 Sewer: **Public Sewer**
 Utilities: **Electric, Gas-Natural**
 Water: **Public Water**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$11,380 / 2018	TaxRt: 3.598 / 2018	BldAsmt: \$251,000	LndAsmt: \$65,300	TotAsmt: \$316,300
GOI: \$17,400	TOE: \$8,800	NOI: 8,600	FarmAsmt:	HmWrnty:
LenderApprvReq: No	Easement: Yes / share drivewa			

SHOWING INFORMATION

Owner: **JEREZ CRISTOFER & BIANCA***
 Instr: **please Text Listing Agent to confirm appointment please do not bother tenants**
 Show: **By Appoint-24 Hour Notice, Call Listing Agent**
 Posses: **flexible**
 Sign: **No**

LISTING OFFICE INFORMATION

ListOff: COLDWELL BANKER GARDEN STATE (371601)	Ph: 201-791-9000	Email:
ListAgt1: DAMARIS POSADA (276262)	Ph: 201-9267113	Fax: 856-206-0413
BB: 2.5%-200	SA: 0	TB: 2.5%-200
LType: Exclusive Right to Sell	BREL: Disclosed Dual Agent	VarComm: No

SELLING OFFICE INFORMATION

SellOff: HOME STORE REALTY, LLC (4864)	Ph: 201-751-5409	Email: alicianunez21@gmail.com
SellAgt1: ALICIA NUNEZ (274818)	Ph: 201-726-0466	Fax: 201-751-5410

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

STUART L. DAVIS

3658543 • 28 JACKSON ST*, Passaic City* • (2507)



Front

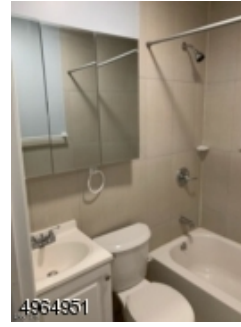
3618153 • 90 SUMMER ST*, Passaic City* • (2507)



1



2



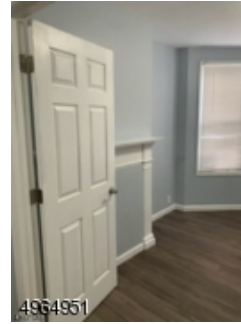
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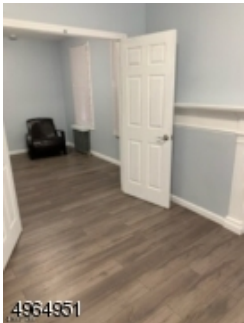
5



4



6



7



9



8

3573667 • 138 GROVE ST*, Passaic City* • (2507)



Image of listing



livingroom 2nd fl



Master Bedroom



Ekitchen



Image of listing



Image of listing



Image of listing



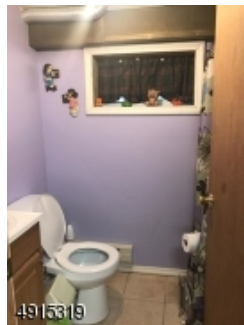
Full Bath



Finish walk up attic



Finish Basement



Bath Basement



Image of listing