

# 13Th Avenue Apartments

Paterson, New Jersey



Offering Price: \$2,350,000.00

Realtyline, Inc.  
201-592-1388  
1625 Lemoine Avenue  
Fort Lee, New Jersey 07024



Khaled Jerai  
201-724-7617  
Dorit Cohen  
917-449-9899

## TABLE OF CONTENTS

PROPERTY HIGHLIGHTS	Pg. 3
PROPERTY OVERVIEW	Pg. 4
PROPERTY PICTURES AND MAP	Pg. 5
FLOORPLANS	Pg. 7
FINANCIAL OVERVIEW	Pg. 12
APARTMENT SCHEDULE	Pg. 13
PROPERTY SUMMARY	Pg. 14

## PROPERTY HIGHLIGHTS



**13Th Avenue Apartments - Paterson, New Jersey**

- ☐ Near Transportation
- ☐ Brand New Construction
- ☐ Near Major Highways
- ☐ Washer Dryer in each Unit
- ☐ All Utilities are Paid by Tenants
- ☐ 15 Parking Spaces



## PROPERTY OVERVIEW

### 13th Avenue Apartments



13th Avenue Apartment building is comprised of 15 residential apartments conveniently located near Route 20 with connections to Route 46 and The Garden State Parkway. Local connections also include Route 21 and Route 4.

### 13th Avenue Apartments

**Description:** Subject property is a four story apartment building containing 15 residential apartments

**Utilities:** All utilities are separate and paid by tenant

	Unit Type	# of Units
	1 Bedroom	12
	1 Bedroom with Dining room	3

## PROPERTY PICTURES & MAP



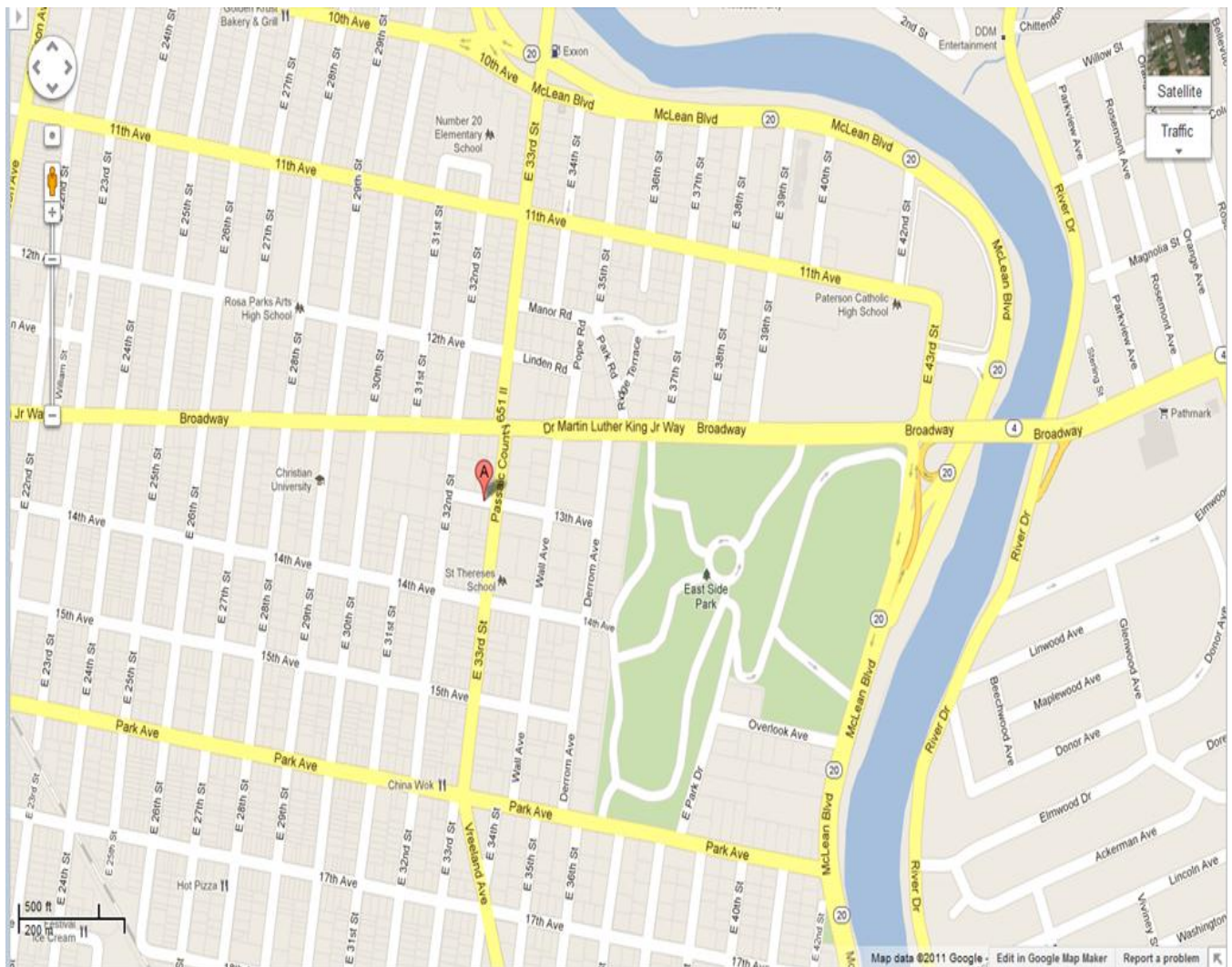
13th Avenue Apartments







13th Avenue Apartments



**BEDROOM**  
10'-0" x 11'-6"

**LIVING**  
13'-0" x 18'-11"

**201**  
**301**  
**401**

**BATH**  
5'-1" x 7'-6"

**KITCHEN**  
8'-0" x 11'-0"

**CLOSET**

**LAUNDRY**  
5'-0" x 5'-1"

**W.D.** (Washer/Dryer)

**D.W.** (Dishwasher)

**BATHING**

FRONT (113th Avenue)

REAR (12th Street)

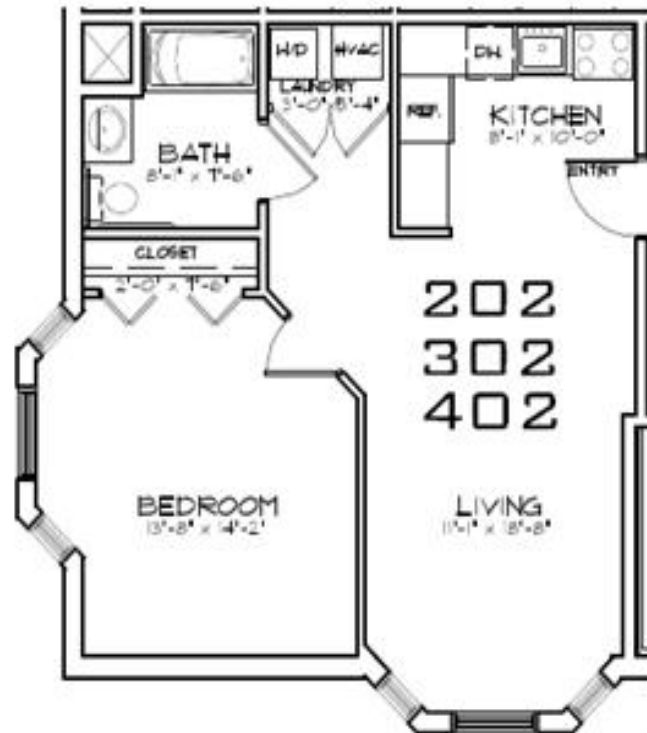
OFFICE

UTILITY

STAIR

[illegible]

56-58 13TH AVENUE, PATERSON NJ  
SAIF REAL ESTATE, LLC.



APARTMENT PLAN: UNITS 202, 302, 402  
SCALE: 3/8" = 1'-0"



KEY PLAN (2ND, 3RD & 4TH FLOOR)  
NOT TO SCALE

APARTMENTS: 202 - 302 - 402  
1 BEDROOMS UNIT 672 SQ. FT.  
UNIT OWNERSHIP: 4.0% (INC. GROUND FLOOR)

<p>PROPOSED 15 UNIT CONDOMINIUM BUILDING FOR SAIF REALTY 256-58 13TH AVENUE LOT 4, BLOCK 0805 PATERSON, NEW JERSEY</p>	
<p>EVANS ARCHITECT</p>	
<p><b>SAIA</b></p>	
<p>WARRNER O. EVANS ARCHITECT &amp; PLANNER</p>	
<p>JOHN EVANS ENGINEER/BLDG. SUPERVISOR AND PROFESSIONAL DESIGNER</p>	
<p>CONTRACT NO. 11111111111111111111 DATE: 11/11/11 PROJECT: 256-58 13TH AVENUE PATERSON, NEW JERSEY</p>	
<p>THIS DOCUMENT AND THE OTHERS ATTACHED HERETO ARE THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</p>	
<p>DATE: 11/11/11 BY: [Signature]</p>	<p>DATE: 11/11/11 BY: [Signature]</p>
<p>APARTMENT PLAN</p>	
<p>C-2</p>	

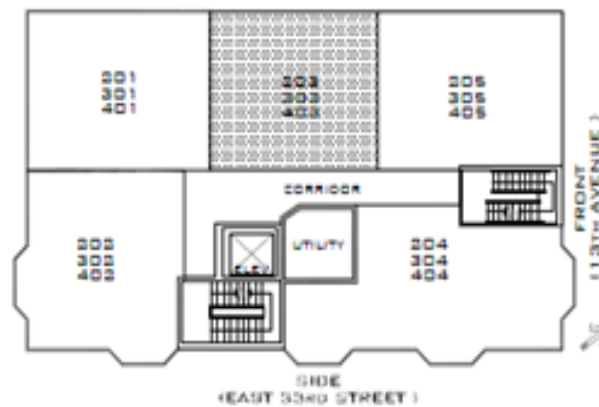


56-58 13TH AVENUE, PATERSON NJ  
SAIF REAL ESTATE, LLC.



APARTMENT PLAN: UNITS 203, 303, 403

SCALE 5/8"=1'-0"



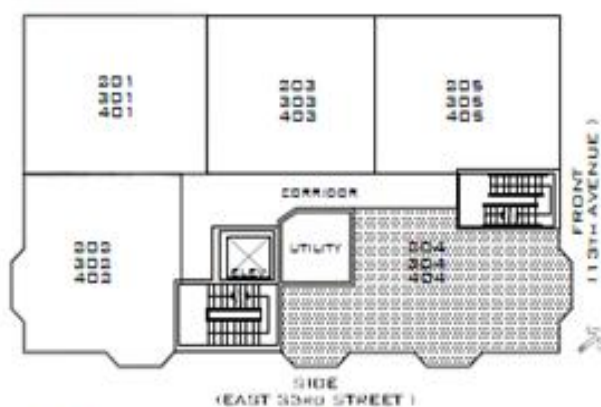
KEY PLAN (2ND, 3RD & 4TH FLOOR)

NOT TO SCALE

APARTMENTS: 203 - 303 - 403  
1 BEDROOMS UNIT 610 SQ.FT.  
UNIT OWNERSHIP: 3.6% (INC. GROUND FLOOR)

PROPOSED 15 UNIT CONDOMINIUM BUILDING FOR SAIF REALTY 256-81 13TH AVENUE LOT 4, BLOCK 0805 PATERSON, NEW JERSEY	
EVANS ARCHITECT	
MATTHEW G. EVANS ARCHITECT & PLANNER JOHN EVANS ENGINEERING SURVEYOR 470 CHAMBERLAIN AVENUE PATERSON, NEW JERSEY 07650 974-890-8800 FAX 974-890-8801 WWW.EVANSARCHITECT.COM	
THIS DOCUMENT AND THE OTHER DOCUMENTS ACCOMPANYING IT ARE HEREBY CERTIFIED TO BE TRUE AND CORRECT AS THE BASIS OF THE RECORDING OF THIS DOCUMENT AND A COPY OF THIS DOCUMENT IS FILED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF PASSAIC COUNTY, NEW JERSEY, AT THE OFFICE OF THE CLERK OF THE SUPERIOR COURT, 100 N. MONTGOMERY STREET, PATERSON, NEW JERSEY 07650	
FOR A RECORD FILED DATE	APARTMENT PLAN 
10/1/2011 10/1/2011 10/1/2011 10/1/2011	C-3

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KEY PLAN (2ND, 3RD & 4TH FLOOR)

NOT TO SCALE

APARTMENTS: 204 - 304 - 404  
1 BEDROOMS UNIT 800 SQ.FT.  
UNIT OWNERSHIP: 4.8% (INC. GROUND FLOOR)

205  
305  
405

LIVING  
13'-0" x 16'-0"

KITCHEN  
8'-2" x 8'-4"

ENTRY

REF.

OVEN

DW.

LAUNDRY  
3'-2" x 5'-10"

BATH  
7'-6" x 7'-11"

BEDROOM  
10'-11" x 11'-8"

CLOSET

WALL • 160



NOT TO SCALE

PROPOSED IS UNIT  
CONDOMINIUM BUILDING  
FOR  
SAF REALTY  
256-41 15TH AVENUE  
LOT 4, BLOCK 0805  
PATTERSON, NEW JERSEY

EVANS ARCHITECT

**EVANS**

MATTHEW G. EVANS  
ARCHITECT - PLANNER

JOHN EVANS  
ENGINEER/BLDG. SUPERVISOR  
470 CHAMBERSHURST AVENUE  
CHAMBERSHURST, NJ 08019-2022  
EVANS ENGINEERING & PLANNING  
WWW.EVANSARCHITECTURE.COM

"We are pleased with the close and effective relationship that has been established with the Township of Patterson. It is the hope of Evans Architect-Planner, Inc. to help the Township to realize its goals. We are proud to be part of the development of the new Patterson Township."

DATE	REVISION
10/1/2011	1
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APARTMENT PLAN



UNIT NUMBER

C-5



## FINANCIAL OVERVIEW

### 13th Avenue Apartments

	<u>PRO-FORMA</u>	<u>PER UNIT</u>
Gross Annual Rental Income:	212,400.00	14,160.00
Gross Annual Income:	212,400.00	14,160.00
Vacancy @ 3%	<u>6,372.00</u>	<u>424.80</u>
Effective Gross Income:	<b>206,028.00</b>	<b>13,735.20</b>
		-
ANNUAL EXPENSES		
Real Estate Taxes:	30,000.00	2,000.00
Insurance:	5,200.00	346.67
Utilities:	12,000.00	800.00
Water - Sewer:	-	-
Repair & Maintenance:	-	-
Contract Services:		-
Superintendent	8,400.00	560.00
Management Fee @ 3%	<u>6,372.00</u>	<u>424.80</u>
Total Annual Expense:	\$ 61,972.00	\$ 4,131.47

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<b>Net Operating Income:</b>	<b>\$ 144,056.00</b>
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## Apartment Schedule

Apt. Number	Apt. Type	Monthly Rent	Area Sq. Feet
<b>FLOOR 2</b>			
201	1 Bedroom	1,150.00	656
202	1 Bedroom	1,150.00	672
203	1 Bedroom	1,150.00	610
204	1 Bedroom	1,300.00	800
205	1 Bedroom	1,150.00	756
<b>FLOOR 3</b>		1,150.00	
301	1 Bedroom	1,150.00	656
302	1 Bedroom	1,150.00	672
303	1 Bedroom	1,150.00	610
304	1 Bedroom	1,300.00	800
305	1 Bedroom	1,150.00	756
<b>FLOOR 4</b>		1,150.00	
401	1 Bedroom	1,150.00	656
402	1 Bedroom	1,150.00	672
403	1 Bedroom	1,150.00	610
404	1 Bedroom	1,300.00	800
405	1 Bedroom	1,150.00	756

### FLOOR AREA

GROUND 4,120 SQ. FT.

SECOND-FOURTH 4,209 SQ. FT.

TOTAL 16,747 SQ. FT.

## 13th Avenue Apartments - Summary

Address:	56-58 13TH AVENUE, PATERSON NJ
Number of Residential Units:	15
Year Build:	2011
Total Sq. Feet:	16,747 SQ. FT.
Type of Ownership:	Private



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