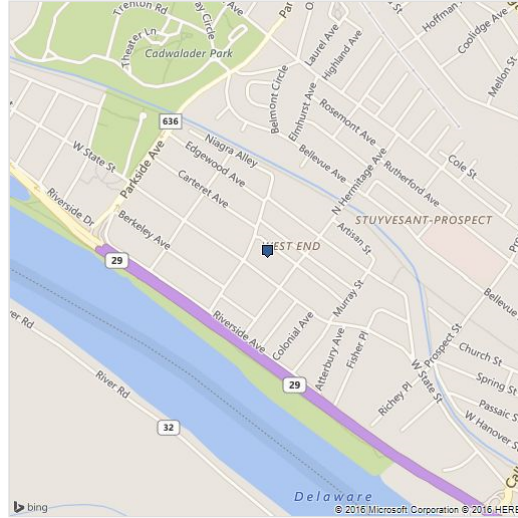


726 W State St, Trenton, NJ 08618

0.5 mi Multi-Family

Pending

\$100,000



MLS #: 6222464
 Tax ID #: [11-02806-00007](#)
 County: Mercer
 MLS Area: Trenton City (21111)
 Subdiv/ Neighborhood: West Trenton
 School District: [Trenton](#)
 - High: Trenton Central H.S.
 - Middle:
 - Elementary:
 # Stories: 3.0
 Ownership: Fee Simple

Lot Info

Acres / Lot Sq Ft: .15 / 6,510
 Lot Dimensions: 22X300
 Land Use / Zoning: Multi
 Block / Lot: 02806 / 00007

Financial Information

Gross Annual Income:
 Total Annual Expense: \$5,401
 GrssRnt Multi/CapRate:
 Net Operating Income:
 Insurance:

Unit Information

Unit #	Rooms	Bedroom	Full Baths	Part Baths	Approx Sq Ft	Occupied	Rent	Lease / Exp
1	5	3	1	0		Yes		
2	4	2	1	0		No		
3	3	1	1	0		No		

Features

Exterior: Fencing, Sidewalks Stone Exterior, Shingle Roof, Concrete Foundation, Stone Foundation

Interior: Cable TV Wired, Common Entrance, Keyed Entrance, Private Entrance, Secured Entrance, Vinyl/Lin Floors, Wall to Wall Carpet, No/Unknown Accessibility Modifications, Laundry Hookup, Full Basement, Finished All Basement, Finished Partial Basement

Parking: No Garage, Street Parking

Utilities: Wall/Window Air Conditioning, Oil Heating, Hot Water Heat, Radiators, Oil Hot Water, Public Water, Public Sewer

Total Units: 3
 # Efficiencies:
 # 1 Br Units: 1
 # 2 Br Units: 1
 # 3+ Br Units: 1
 Approx Int Sq Ft:
 Price / Sq Ft:
 Age: 101
 New Construction: No
 Condition: Average+
 Design: Apartment Building
 Type: Twin/Semi Detached

Tax Info

Taxes / Year: \$5,595 / 2015
 Assessment: \$97,600
 Land Assessment: 17,900
 Improvement Asmt: 79,700

Annual Expenses

Heating:
 Electric:
 Sewer and Water:
 Maintenance:
 Other Expense:

Remarks

Public: Turn-Key Opportunity waiting for a Smart Investor! No Twp violations, 5 yrs inspection recently passed. New chimney, new heating units, water heater just 3 yrs old. All refrigerators & ovens not more than 3-4 yrs old with 5 yr warranties. All bathrooms have newer tiles. Over 80% newer windows. 5 yr old roof amd Electrical system updated. A Must See! Sale in "As-Is" Condition.

Directions: Calhoun St to West State St

Listing Information

Earliest Possession: Days On Market: 435
Finance Accepted: Conventional, FHA203(b)

Contract/Settlement Information

Listing Date: 05/20/2013 **Pending Date:** 11/15/2013

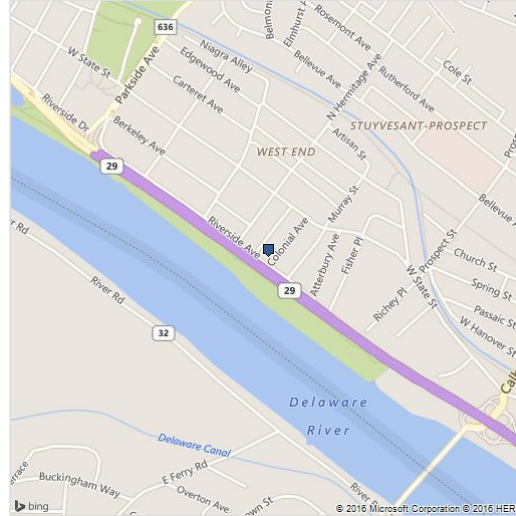
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518 Riverside Ave, Trenton, NJ 08618

0.7 mi Multi-Family

Active

↓ \$189,500



MLS #: 6501105
 Tax ID #: [11-03202-00038](#)
 County: Mercer
 MLS Area: Trenton City (21111)
 Subdiv/ Neighborhood: Delaware Overlook
 School District: [Trenton](#)
 - High:
 - Middle:
 - Elementary:
 # Stories: 3.0
 Ownership: Fee Simple

Lot Info

Acres / Lot Sq Ft: .09 / 3,900
 Lot Dimensions: 39X100
 Land Use / Zoning: res
 Block / Lot: 03202 / 00038

Financial Information

Gross Annual Income:
 Total Annual Expense: \$5,181
 GrssRnt Multi/CapRate:
 Net Operating Income:
 Insurance:

Unit Information

Unit #	Rooms	Bedroom	Full Baths	Part Baths	Approx Sq Ft	Occupied	Rent	Lease / Exp
1		1	1	0		Yes	\$600	Mo To Mo
2		2	1	0		Yes	\$800	1 Year Exp Dec 2015
3		3	2	0		Yes	\$1,000	Mo To Mo

Features

Exterior: Other Exterior

Interior: No/Unknown Accessibility Modifications, No Laundry, Partial Basement

Parking: No Garage, Street Parking

Utilities: No Air Conditioning, Gas Heating , Gas Hot Water, Public Water, Public Sewer

Exclusions: Tenants Personal Property

Total Units: 3
 # Efficiencies: 0
 # 1 Br Units: 1
 # 2 Br Units: 1
 # 3+ Br Units: 1
 Approx Int Sq Ft: 2,769 / Assessor
 Price / Sq Ft: \$68.44
 Age: 101
 New Construction: No
 Condition:
 Design: Other
 Type: Single/Detached

Tax Info

Taxes / Year: \$5,206 / 2015
 Assessment: \$90,800
 Land Assessment: 11,900
 Improvement Asmt: 78,900

Annual Expenses

Heating:
 Electric:
 Sewer and Water:
 Maintenance:
 Other Expense:

Remarks

Public: SHORT SALE - Well maintained, fully rented 3 unit detached multi. Separate upgraded systems installed when property was fully renovated in 2008. Electric service panel boxes in each unit. A must see for owner occupant or investor! Recent DCA inspection completed (passed). This is a SHORT SALE selling AS IS. Buyer responsible for all inspections, certifications and fees. SERIOUS BUYERS BRING OFFERS! Proof of funds or Pre Approval Required to show. All offers subject to Third Party Acceptance. Tenant Occupied 24-48 hours notice required for all showings. Listing Agent must be present for all showings.

Directions: Rt 29 to Riverside Ave or West State Street to Colonial to left on Riverside

Listing Information

Earliest Possession: **Days On Market:** **605**

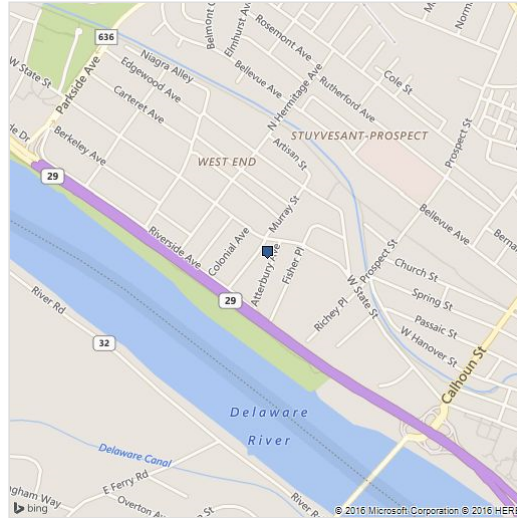
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17 Atterbury Ave, Trenton, NJ 08618

0.8 mi Multi-Family

Settled

↑ \$100,000



MLS #: 6530592
 Tax ID #: [11-03102-00005](#)
 County: Mercer
 MLS Area: Trenton City (21111)
 Subdiv/ Neighborhood: None Available
 School District: [Trenton](#)
 - High: Trenton Central H.S.
 - Middle:
 - Elementary:
 # Stories: 2.0
 Ownership: Fee Simple

Lot Info

Acres / Lot Sq Ft: .08 / 3,451
 Lot Dimensions: 40X86
 Land Use / Zoning: Resid
 Block / Lot: 03102 / 00005

Financial Information

Gross Annual Income:
 Total Annual Expense: \$4,742
 GrssRnt Multi/CapRate:
 Net Operating Income:
 Insurance:

Unit Information

Unit #	Rooms	Bedroom	Full Baths	Part Baths	Approx Sq Ft	Occupied	Rent	Lease / Exp
1		2	1	0		Yes		Family
2		2	1	0		Yes	\$1,000	
3		1	1	0		Yes	\$650	

Features

Exterior: SidewalksStucco Exterior, Pitched Roof, Shingle Roof

Interior: Cable TV Wired, Common Entrance, Finished Wood Floors, No/Unknown Accessibility Modifications, Laundry , Full Basement, Unfinished Basement

Parking: No Garage, Street Parking

Utilities: Wall/Window Air Conditioning, Gas Heating, Baseboard , Gas Hot Water, Public Water, Public Sewer

Total Units: 3
 # Efficiencies:
 # 1 Br Units: 1
 # 2 Br Units: 2
 # 3+ Br Units:
 Approx Int Sq Ft: 2,790 / Assessor
 Price / Sq Ft: \$35.84
 Age: 95
 New Construction: No
 Condition: Average+
 Design: Triplex
 Type: Single/Detached

Tax Info

Taxes / Year: \$4,764 / 2015
 Assessment: \$83,100
 Land Assessment: 11,500
 Improvement Asmt: 71,600

Annual Expenses

Heating:
 Electric:
 Sewer and Water:
 Maintenance:
 Other Expense:

Inclusions: All Fixtures And Appliances In Property.

Exclusions: All Tenants Personal Property

Remarks

Public: All separate utilities. This property is in good shape. The first floor unit has a fireplace and there are newer windows throughout. Each unit is nice and the first floor kitchen is eat-in. Not a short sale or an REO, it is ready to be sold. First floor unit uses basement laundry. 2nd and 3rd floor, no laundry.

Directions: Rte 31 south becomes Pennington Rd., Right at light on Parkside, left on West State, right on Atterbury. No sign.

Listing Information

Earliest Possession: Immediate

Days On Market: 63

Contract/Settlement Information

Listing Date: 03/07/2015

Pending Date: 07/01/2015

Financing: Conventional

Settled Date: 08/31/2015

Seller Concessions: Yes, \$2,000, closing costs

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