

**360 BROAD STREET, NEWARK, NJ**  
**VACANT BUILDING**

**Income**

	<b>Monthly</b>	<b>Annually</b>
Store/Apartment	\$ 3,600	\$ 43,200
Apartment Floor 2 (2 bedroom/1bath)	\$ 1,600	\$ 19,200
Apartment Floor 3 (3 bedroom/1bath)	\$ 2,000	\$ 17,400
Gross Income	\$ 7,200	\$ 79,800

*all utilities are separate*

**Expenses**

	<b>Annually</b>
Real Estate Taxes	\$ 9,800
Insurance	\$ 6,000
Management	\$ 540
	\$ 16,340

**NOI** \$ 63,460

**BRIAN MURPHY, VICE PRESIDENT**  
**SITAR REALTY COMPANY**  
**732-623-2156**