



17490 65 Academy St., S.O.

\$155,000 Comm.

Bet: First & Second

Mtg. w/Or. S&L

Lot 54x112 Lot 412 Blk 109

Comm, apt. & office, 8 apts, 3 offices, no elevator, apt. room unit a/c, 1 lav per unit, t. bath, 3 stories, block, 6 park. spaces, Gas heat, part bmst. 1 lrg office \$525 per mo, 7/1/76 to 7/77 (lease), \$550 mo. '77 to '78 (lease) 1 sm. office mo/mo. \$158, 1 sm. office (supers) no rent. Apt. 1 - \$180 mo/mo. Apt. 2 \$252 mo. to mo. Apt. 3 - \$275 mo/mo. Apt. 4 \$175 mo/mo, Apt. 5 \$175 mo/mo. Apt. 6 \$265 mo/mo. Apt. 7 \$252.36 mo/mo. Apt. 8 \$175 mo/mo. Total mo. inc. \$2449.36.
 L-40. B-146.9 '76 rate 5.26 Taxes \$9830.94. Apt. value of super. \$150, Water \$342, Gas \$2289.73, Elec. \$377.68, Ins. \$578.88 Repairs & maint. \$1650, Other exp. \$126. yr. exterminators, \$180 per yr. garbage. Gas heat. Total annual income: \$29392.32. Total annual exp: \$5544.29. Owner may take back mtg. depending on price. Call LR for appts. Subject to Errors & Omissions Mtg. inf: Present financ: Bal. \$102,000 approx., mo. pyt. \$1743 @ 8½% w/Or. S&L. 2nd mtg. Bal. approx. \$6800, Mo. pyt. \$115 at 7½% - Private mortgagee.

on receipt

LR: FMH 763-2220 3001007/6001007 (6-50-50-o.a.a.)
 Owner: B&E Academy Corp., by Herbert Guston as atty., 992 Clifton Ave., Clifton, 779-6300
 Comm. 65 Academy St., S.O. Apts. & Offices \$155,000