

2311L 132 MILLIGAN PL. S.O.



Board of Realtors of the Oranges and Maplewood Photo by George B. Bieas, Inc.

23111 132 Milligan Pl., S. O.

\$16,000

1

S.W. Corner Prospect St.

All Cash

Lot 87 x 115 x 87

Frame, wood-shingle roof

1st-3-s.h., l.r., firepl., d.r., kit., lav., open p.

2nd-4-4 bedrms., 1 bath w/ tub

3rd-2-2 bedrms., closed stairs

Basement: outside ent. Gal. iron w. p. ✓

Hot Air: Coal

2-car garage, det.

L.B: E.E.H. & Bro. SO 2-2364 7/17/50-Exp. 1/17/51

Owner: Sandra & Charles R. O'Conner, prem., SO 3-1889

1950 Assess: Land \$1,700

1950 Rate \$5.45

Bldg. 1,900

" Taxes \$196.20

Poss. 30 days. Semi-business zone. 1st St. G.S., 1st St.

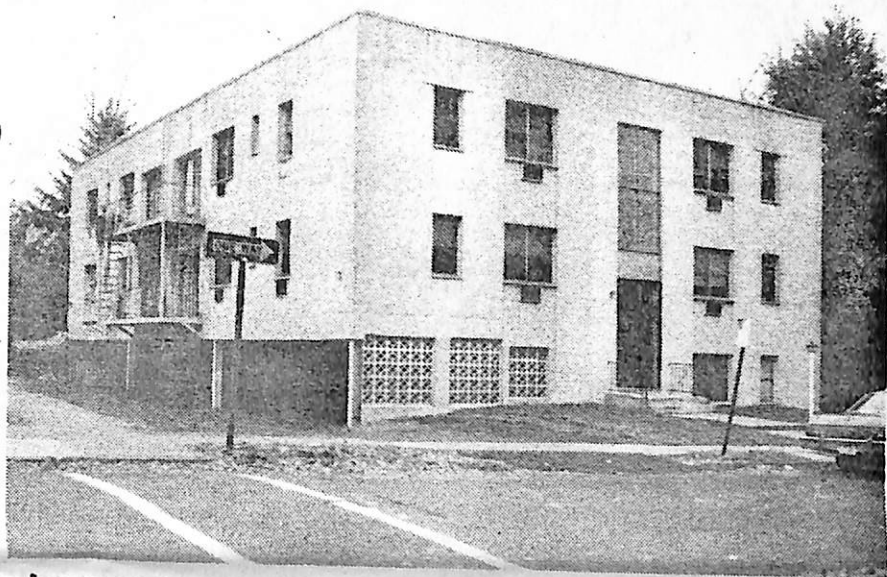
Jr. H.S., Columbia H.S., Lady of Sorrows Parochial, Bus #31,

S.O.R.R. Station.

Sold
/25/50 Withdrawn. Out of market

9/15/50 Owner anxious to sell & will consid
reasonable offers. L.B. believes an offer
of \$13,500 will be acceptable

24057 132 Milligan Pl., S.O. \$260,000. Apts.



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Cor. Prospect Pl.

Lot 81x115

Apts, masonry, all ss/scrs, 220 VS, approx. 15 yrs old
1st-three apts

2nd-five apts

3rd-five apts

ST: Oil Supplied by owner.

No garage, on-site parking*

L-52.0 B-114.7 '78 Rate 5.61 Taxes \$9351.87 Poss:
60 days. 13 unit: 2½ story masonry bldg, 100%
occupied w/waiting list. 4 balconies, sliding glass
doors, storms & screens, a/c units in lr + sleeves
in brs (a/c's on tenants meters). Hot water oil
heat; heat, gas & h/w supplied. Tenants pay elec.
on individual meters. Conv. to supermarkets, schools,
& transp. Railroad nearby for N.Y. City. On-site *
parking for 13 cars (9 covered, 4 uncovered).

Income: 3/1½ efficiency; 3/1 br; 7/2 br; total in-
come \$44,760. Expenses: Taxes \$9,351.87; oil
\$4,872; gas & elec. (cooking & halls) \$840.00;

SEE ADDITIONAL INFORMATION-----

LR: GLS 762-7214 110018008/5008009 (6-50-50-o.a.a.)

Owners: Bertrand Lombardi & Jacques Fatras,
c/o L.R. (ALL APPTS THRU L.R.)

Apts. 132 Milligan Pl., S.O. 13 units \$260,000.

ADDITIONAL INFORMATION:

water \$800; insurance \$900; scavenger \$312; repairs & vacancy \$1,000; superintendent (A-1) no/charge; mtge (\$140,000 @ 9½%, 25 yrs) \$14,678.40; 2nd mtge (\$45,000 @ 6%) \$2,700; total expenses \$35,454.27. Net \$9,305.73.

PRICE: \$260,000. CASH: \$75,000. 12% Cash Return.

Laundromat machines on premises - Add'l income possible.

Rent Roll:

A1	Supt.	4 rms	\$347.00
A2	Eff.	1½ rms	214.00
A3	1 br	3 rms	259.00
B1	2 brs	4 rms	322.00
B2	2 brs	4 rms	322.00
B3	1 br	3 rms	254.00
B4	Eff.	1½ rms	225.00
B5	2 brs	4 rms	293.00
C1	2 brs	4 rms	340.00
C2	2 brs	4 rms	340.00
C3	1 br	3 rms	275.00
C4	Eff.	1½ rms	214.00
C5	2 brs	4 rms	325.00
			<u>\$3,730.00</u>
			<u>x12</u>
Total Rents Year			\$44,760.00

Subject to errors & omissions.