

ML# TWN ADD  
57022 SOR 1160 SO. ORANGE AVE

CLS LPR  
MUL 325000



DIM:52X115 L/B:L289 B208 POSS:30  
GOI\$ TOE\$ NOI\$ TY:87 TX\$ 5275  
HEAT T:ST F:OIL U#:1 GAR: .0 PARK:06 TUN:4  
RENT BA B L D K OT TENANT PHONE  
U1:0700 1 3 1 1 VACANT  
U2:0548 1 4 1 1 JACOBS  
U3:0662 1 2 1 1 1 MOSS  
U4:0662 1 3 1 1 1 ELLINGTON  
LEASE EXP SEC\$ G H E W GR CONST:  
U1: 0000 00 ANNUAL EXPENSES  
U2: 0000 00 TAX\$ 5275 ELC\$1500  
U3: 0000 00 HEAT\$ 2700 INS\$  
U4: 0000 00 WAT\$ 320 GAS\$  
ASMT L\$ 16500 B\$ 38500 R\$ 9.59 MGT\$  
REM:EXCELLENT INVESTMENT PPTY. VINYL SIDED, SUIT-  
ABLE AS APTS., PROF. OFFICES W/OFF STREET PARKING &  
CONV TO PUBLIC TRANS. ALL NEG THRU BOBBI NUSBAUM.  
EXD:05/04/88 LID:11/04/87 KEY:LR SCHLOTT SHH  
OWN:PRESTON & BRENDA MC NEIL  
SHOW:CALL LR 467-3222 992-5795  
BRK# 137 P:467-3222 AGT# 1340 CB:3% - \$50

contract 3/88  
Sold \$165

289,000 4F

S.O. 1160 So. Orange Ave. 325,000

46356 1160-1162 So.Orange Ave.,S.O. \$220,000 4F+.



46356 1160-1162 So.Orange Ave.,S.O. \$220,000 4F+

Bet: Montrose & Dover

Lot: 51x115 Lot 289 Blk 208

4F + Office,new vinyl sid,comp.rf,all ss/scrs,220 VS.

1st-10-left: updated 4-rm. office + bath,entrances  
front & to rear lot. Right: 1r,dr,kit,3 brs,bath.

2nd-11-left: 1r,dr,kit,2 brs,bath. Right: 1r,dr,kit,  
3rd-3-1r,br,kit,bath. /den,2 brs,bath.

Bsmt-unfinished,outside entrance,stge.

ST:Oil 1 unit supplied by owner

No garage,parking in rear 6-7 cars,paved drive

L-16.5 B-37.5 '85 Rate \$8.04 Taxes \$4341.60 Poss:

60 days o.a.a. Legal 4F. 1st flr. has approved use  
for professional offices. Owner is presently in  
process of applying for variance for commercial  
use or mixed res/comm. use. Income 1st flr. left -  
owner represents \$700. would be realistic rental.  
1st flr. right - \$525. 2nd flr. left - \$595. 2nd  
flr. right - \$482. (This apt. is rent controlled -  
it is the only one controlled). 3rd - Super, \$400.  
& he maintains bldg. Owners expense Fuel \$3500.

Water \$300. G&E \$1300. Ins. \$400. Disn. \$200. S.O.  
Jr., Columbia HS. Subject to errors & omissions.

LR:JMW 376-4545 6005006/12005005 (CB 3 - \$70)

Owner: c/o L.R.

ALL NEG. THRU L.R. MAY BERENSON OR CAROL GILLIGAN.

4F+ 1160-1162 So.Orange Ave.,S.O. Apts.+Office \$220,000.



35561B 1160-1162 So.Orange Ave.,S.O. \$91,900 5F  
 Bet: Dover & Montrose Assum.Conv.Mtge  
 Lot: 51x115 Lot 289 Blk 208 w/Montrose S&L  
 5F,fr,comp.rf,all ss/scrs,220 VS, @5%  
 110 amps. Orig.Mtge.\$14,000.  
 1st-11-Right: 5 rms. + bath. No Prep Pen  
 Left: 6 rms. + bath.  
 2nd-11-Right: 5 rms. + bath. Left: 6 rms. + bath.  
 3rd-3-3 rms. + bath.  
 & Bsmt-unfin,out.ent,stge,4 gas + 5 elec. meters  
 ST:Oil supplied by owner  
 3-car det.garage,paved drive  
 L-16.5 B-37.5 '83 Rate \$7.22 Taxes \$3898.80 Poss: 60  
 days o.a.a. All apts. in super condition. Great  
 income! Owner will hold mtge. w/good down payment.  
 Call L.R. to show or knock on doors. 1st flr. right:  
 Dr. Gross, \$350., lease expires 9/84. 1st flr. left:  
 Robert Moss, \$450., lease expires 12/82. 2nd flr.  
 right: B. DePasquale, \$350. 2nd flr. left: J. Young,  
 \$525. 3rd flr: L. Siegle, \$415., lease expires 11/82.  
 Owner's annual exp: fuel \$4200. Water \$350. Gas & elec.  
 tenants. Ins. \$1000. Marshall GS, S.O. Jr., Columbia HS,  
 Sacred Heart Paro. Bus 31. S.O. RR Sta.  
 LR:JB 399-2000 12002003/4002004 (CB 3.5 - \$45)  
 Owner: (Sole) Charles Grossarth,c/o L.R.  
 CONTACT L.R., JAN GREINER, 399-2000.

Subject to errors & omissions.

5F.1160-1162 So.Orange Ave.,S.O. Apts. \$91,900.

3/19/84 Ppty still avail Substantial rent increases for 1984.  
Great opportunity. Show 4F buyers.



39506 1162 So.Orange Ave.,S.O. \$89,900 4F/Office  
(AKA 1160 So.Orange Ave. - Tax Map)



39506 1162 So.Orange Ave.,S.O. \$89,900 4F/Office  
(AKA 1160 So.Orange Ave. - Tax Map)

Bet: Dover & Montrose Assum.Conv.Mtge.  
Lot: 51x115 Lot 289 Blk 208 w/Nutley S&L  
4F + Office,fr,comp.rf,all ss/ @5 3/4%  
scrs,220 VS. Bal.\$15,000 due 1990

1st-11-left: waiting rm, Mo.pyts.\$470.PIT  
office,2 exam rms, No Prep Pen  
bath & conference area.

Right: 1r,dr,kit,3 brs,bath.

2nd-11-left: 1r,dr,kit,2 brs,bath.

Right: 1r,dr,kit,den,2 brs,bath.

3rd-3-1r,br,kit,bath.

Bsmt-unfinished,out.ent,stge,tenant bins.

ST:Oil 1 unit supplied by owner

3-car det.garage,paved drive

L-16.5 B-37.5 '83 Rate \$7.22 Taxes \$3898.80 Poss:

30 days o.a.a. Key w/Owner. Excellent income

property. NO RENT CONTROL - IF TENANTS UNAVAILABLE

SEE ADDITIONAL INFORMATION OVER-----

LR:BMD 467-3883 4006004/10006004 (CB 3.5 - \$45)

Owner: Charles Grossarth,264 Orient Way,Rutherford,  
Bus. #569-7078. ALL NEG. THRU L.R.

(AKA 1160 So.Orange Ave. - Tax Map)

Comm.1162 So.Orange Ave.,S.O. 4F/Office \$89,900.

CONV.MTG.

4/25/84

\$92,

4/26/84 CONTRACT  
8/31/84 SOLD

39506 1162 So.Orange Ave.,S.O. \$89,900 4F/Office  
(AKA 1160 So.Orange Ave. - Tax Map)

ADDITIONAL INFORMATION:

CALL OWNER TO SHOW. 1st flr. left: Dr. Gross,  
.373-6149, \$350., lease expires 9/3/84. 1st flr.  
right: R. Moss, 762-0830, \$450. mo/mo. 2nd flr.  
left: A. Davis, \$575. mo/mo. 2nd flr. right:  
B. Jacob, \$376. mo/mo. 3rd flr: T. Porter,  
763-7556, \$425. mo/mo. Owner's annual exp:  
fuel \$3300. yr. Water \$600. yr. Gas & elec.  
tenants. Ins. \$700. yr. Marshall GS, S.O. Jr.,  
Columbia HS, Sacred Heart Paro. All buses.  
S.O. RR Sta. Subject to errors & omissions.