

**1903-1905 Willow Ave,**  
**WEEHAWKEN, NJ 07086**



Unit Description	Rent Roll	Start Date	End Date	Operating Expenses	
Apt #1 : 3BR / 1FBTH	\$2,615	6/01/2026	5/31/2027	Property Tax	\$27,308
Apt #2 : 2BR / 1FBTH	\$1,100	7/1/2026	6/30/2027	Insurance	\$6,000
Apt #3 : 2BR / 1FBTH	\$1,203	7/1/2026	6/30/2027	Utilities (PSEG)	\$650
Apt #4 : 1BR / 1FBTH	\$1,448	7/1/2026	6/30/2027	Water	\$1,300
Apt #5 : 2BR / 1FBTH	\$1,421	7/1/2026	6/30/2027	Sewer	\$1,600
Apt #6 : 2BR / 1FBTH	\$1,429	7/1/2026	6/30/2027	Exterminator Service	\$1,020
Laundry	\$200	7/1/2026	6/30/2027	Cleaning	\$2,400
Restaurant Hi-so Thai	\$5,464	11/1/2022	10/31/2029	Repairs/Maintenance	\$1,800 (estimate)
<b>Total</b>	<b>\$14,880</b>			<b>Gross Annual Expenses</b>	<b>\$42,078</b>
<b>Year 2025 Income</b>	<b>\$178,560</b>			<b>Gross Monthly Expenses</b>	<b>\$3,465</b>
<b>Cap Rate: 6.22%</b>				<b>Net Operating Income (NOI)</b>	<b>\$136,482</b>

**Carey Diec • Real Estate Agent**

📞 201-889-6274

✉️ [carey@signaturerealtynj.com](mailto:carey@signaturerealtynj.com)

**Michael Gomes • Real Estate Agent**

📞 201-757-4760

✉️ [mgomes@signaturerealtynj.com](mailto:mgomes@signaturerealtynj.com)

**SIGNATURE REALTY NJ**

📞 973-921-1111

📍 549 Millburn Ave

Short Hills, NJ 07087