

# For Sale

**Legal 6 Family Dwelling**  
 Lot size: 25x99.95  
 5 units fully rented and one vacant.

**\$800,000.00**



**208 38th Street, Union City**  
**Profit & Loss Statement**  
**Monthly**

<b>RENTAL INCOME:</b>	<u>Actual rents</u>	<u>Market rents</u>	<u>Annual Actual</u>	<u>Annual market</u>	<u>Lease expire</u>
APT1 1st Fl- LR, Kit, 2Brs, 1bath	\$ 1,508.21	\$ 2,000.00			
APT2 1st Fl-LR, Kit, 2Brs, 1bath	\$ 950.41	\$ 2,000.00			
APT3 2nd FL-LR, Kit, 2Brs, 1bath	\$ 1,150.86	\$ 2,000.00			
APT4 2nd Fl- LR, Kit, 2Brs, 1bath	\$ 866.82	\$ 2,000.00			
APT5 3rd Fl-LR, Kit, 2Brs, 1bath	\$ 1,373.71	\$ 2,000.00			<i>vacant</i>
APT6 3rd Fl- LR, Kit, 2Brs, 1bath	\$ 1,592.49	\$ 2,000.00			
<b>TOTAL INCOME</b>	<b>\$ 7,442.50</b>	<b>\$ 12,000.00</b>	<b>\$ 89,310</b>	<b>\$ 144,000</b>	

<b>EXPENSES:</b>		Landlord Paid	Tenant Paid	
Taxes	\$ 15,586.00	yes		
Water	\$ 2,325.00	yes		
sewer	\$ 3,547.00	yes		
Insurance	\$ 5,100.00	yes		
Heating	\$ 5,300.00	yes		
Gas			yes	
Electric			yes	
Maintenance & Repairs	\$ 3,500.00			
Utilities (common)	\$ 1,150.00			
<b>Total expenses</b>			<b>\$ 36,508</b>	<b>\$ 36,508</b>
<b>Net Operating Income</b>			<b>\$ 52,802</b>	<b>\$ 107,492</b>

Information provided regarding this property is deemed reliable but not guaranteed and does not constitute professional advice. Real estate transactions involve significant financial risk. Buyers are strongly encouraged to conduct their own thorough due diligence and to seek professional advice from their real estate brokers/agents or attorney. This property is under rent controlled. (Rent registration-Actual rents last increase 5/27/2025)



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