

NJMLS, INC COPYRIGHT 2021 6/16/2021 10:15:19 AM INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED  
 Samuel Boyarsky 2-4 Family Full report 6/16/2021 10:15 A.M.



FRONT OF 2 FAMILY

Est. Monthly Payment Nearby Transactions  
Market Stats

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Last LP: \$549,000 5/21/2021-5/19/2022 ML#: 21020087  
 Addr: 181 Closter Dock Rd 2-4/A  
 Town: Closter  
 Block: 01302 Lot: 00030 Zip: 07624  
 County: BERGEN County Locale#: 100 Area#: 0207  
 Direct: Closter Dock Road > > Stay right past Clock Tower on right side  
 Orig LP: \$549,000 LSP#: 1000580 LB#: 872  
 Sold: SSP: SB:  
 SD: UCD: DOM: 27

Rooms	Bedrooms	Full-Baths	Half-Baths	Style	Sub-Style	For Lease
8	2	2	0	2Fam	Top/Btm	
Taxes	Approx Lot Dimensions	Approx Lot Sq Ft		Sewer	Water Source	
\$8,852	5663	5663		Municipal	Municipal	

Unit #	#BR	#BTH	Description	Vacant	Rent	Lease Expires
1	1	1	Beautiful 1 Bedroom with screen porch and basement	No	\$1,545	approx 7/2021
2	1	1	Nice 1 Bedroom with Attic Loft, Storage	No	\$1,290	Approx 7/2021

Basement: Yes - storage in Basement for 1st floor apartment

Easements: None Known

Items Inc:

Potential Short Sale - Contact Agent: No

Municipal Assessments:

None Known

Items not included:

# Electric Meters:	2	Fuel Expenses:	Maint Expenses:	Net Operating Income:
# Gas Meters:	2	Trash Expenses:	Insurance Expenses:	Gross Income
# Water Meters:	2	Water Expenses:	Other Expenses:	Cap Rate

Tour Date: 6/16/2021 11:00 A.M. - 1:00 P.M.  
 Virtual:

Tour Info: Come tour 2 family home for sale

Tour 2 Date:  
 Virtual:

Tour 2 Info:

Waterfront:	None	Utilities:	Other See Remarks, Sep Elec, Sep Gas, Sep Heat, Sep Water
Life Style:	Close/Parks, Close/School, Close/Shopg, Close/Trans, Close/Wrshp	Basement:	Fulluse, Grd Lv Acces, Unfinished
Fireplace:	None	Garage:	1 Car Garage, Detached, O/See Remk, 2 Non-Garage
Heating:	Baseboard, Gas, Hot Water, Other See Remarks, Multi-Zone	Cooling:	Win/AC
Lot Descr:	Regular	Misc:	Strms/Scrns
Ext Finish:	Vinyl	Ownership:	Private
Year Built:	1990's	Views/Exp:	East, North, South, West
Flood Plain:	None	Possession:	61-90
Laundry:	In Unit		

Showing Instructions: Call Listing Agent for Confirmed Appointment, Other/See Showing Instructions  
 DO NOT GO DIRECT... DO NOT DISTRUB TENANTS... MUST CALL OR TEXT LB (SAM) TO SCHEDULE SHOWING. LANDLORD AND TENANT REQUEST 24 HOUR NOTICE. SAM 917-414-8604 OR SHOWING ASSISTANT (ANNA) 347-486-8272

Agent Remarks: OWN A 2-FAMILY DOWNTOWN CLOSTER, WALK TO WHOLEFOODS, STOP&SHOP, RESTAURANTS & MORE... COMMUTER BUS 1 BLOCK TO PORT AUTHRTY. GARARAGE 19'x14', LANDSCAPED YARD W/ SCREENED PORCH. 1ST FL; BEDRM 13'X11, LIV RM 14'X19', KIT 13X10. 2ND FL BED 9X12, LIV, KITCH 12X11, FOYER 8X5 PLUS LOFT. FULLY RENOVATED 1991

Owner:	Hofmann John F & Janet C Hofmann	PH:	(201) 784-8822	Lead Paint Disc:	No	Sellers Disc:	No
Address:				LB Fax:	(201) 784-5988		
LB:	LB Commercial Realty	LB#:	872	PH:	(201) 784-8822	Ext:	605