

5654 529 Millburn Ave., S.H. \$95,000

Comm.



5654 529 Millburn Ave., S.H. \$95,000

Comm.

West of Glenwood Dr. across from Saks All cash

Lot 50x99.50x50, Lot 5, Bl. 1706, Pl. 17

1-story, 2 stores, blt. '48, masonry, no bsmt, radiant-oil fired heat, 2-a/c's, 2 lavs.

2 stores 24'3"x79'6" each. Albert Gioielli, furrier, lease to 4/30/73 @ \$500 mo, option to renew to 4/30/76 @ \$600 mo. Walk-Well, Inc, shoes, lease to 6/30/75 @ \$475 mo, no renewal option. Each lease provides for payment of 50% of excess taxes over base yr. '63. '71 excess taxes \$617 each, or \$1234. Total mo. income \$975 plus excess taxes. Ann. rent \$11,700 + '71 taxes \$1234. ✓

L 35.0, B 42.0, rate 3.72, '71 tax \$2887. #2 oil. Heat \$400, ins. \$177, repairs & maintenance \$1000. Total ann. income \$12,934. Total ann. exp. \$4464. Net cash return \$8470. Owner will not take back p.m.mtg. New rf. '67. Outside painted '71. Tenants pay utilities, liability & plate glass ins. Each lease has security deposit. ALL NEGO. THRU LR.

\*07946, 647-4263

LR: SD 376-2460 12-17-71

Owner Paul & Lenore Melrose, 112 Lurline Dr, Millington\*

Comm. 529 Millburn Ave., S.H. 2 stores \$95,000

7/28/71 SOLD - DUMPER - \$5,600

6/30/71 Owner will give consideration to taking back purchase money mtg. slightly exceeding 70% of sale price. This notice was inadvertently put on M.L. 5656. Delete from that property.

~~7/8/71 Total as per \$1,827.07 Cash on hand \$1592.93~~  
~~Back to owner~~