

97 Baker St Maplewood, NJ 07040

7/10/2026

Commercial	monthly rents RETAIL stores	cost/ft	sq feet	% total RETAIL
karate	\$ 3,057.66	\$ 25.82	1,421.00	21.80%
cleaners	\$ 4,150.76	\$ 25.07	1,987.00	30.48%
yoga	\$ 2,888.75	\$ 33.62	1,031.00	15.82%
juice bar	\$ 1,630.47	\$ 34.94	560.00	8.59%
golf	\$ 3,500.00	\$ 27.63	1,520.00	23.32%
monthly total	\$ 15,227.64		sq ft	6,518.66
yearly gross revenue	\$ 182,731.68			
Residential	monthly rents Apartments	cost/ft	sq ft plus terrace	% residential
Apartment A	\$ 4,560.00	\$ 31.20	1,754.00	31.91%
Apartment B	\$ 4,645.00	\$ 30.51	1,827.00	33.24%
Apartment C	\$ 4,800.00	\$ 30.06	1,916.00	34.86%
monthly total	\$ 14,005.00		sq ft	5,497.00
monthly combined revenue	\$ 29,232.64			
yearly gross revenue	\$ 350,791.68		bldg sq footage	12,015.66

Estimated bldg Expenses plus Taxes

\$128,999

Computer / Internet Costs	\$277
License and Permits	\$2,812
Office Supplies	\$538
Postage and Delivery	\$15
Rental Registration	\$225
Telephone expense	\$1,320
Insurance Expense	\$16,000
Utilities	\$18,500
Cleaning Expense	\$1,505
Common Charges Misc	\$1,525
Landscaping / Snow Removal	\$1,500
Permit Fees	\$80
Building Maintenance (estimate)	\$10,000
Security	\$2,600
2025 Taxes (below Maplewood.gov)	\$74,121
Yearly Tax adjustments paid by retail tenants	(\$2,000)