



153-159 Kinderkamack



Asking Price
\$2,700,000



Occupancy
**Delivered
Vacant**



ACRES
1.47



LOCATION
Montvale, New Jersey

INVESTMENT OPPORTUNITY

Exodus Capital is pleased to offer 153-159 Kinderkamack Rd, Montvale, NJ to market: a free-standing building located on the NY/NJ border. It's nestled on 1.47 acres with 33 parking spaces and surrounded by prime local tenants such as Valley Health System, Bergen Surgery Center, Rejuvenation Clinic, and General Plumbing Supply. Additionally, the property has close access to 287, Palisades Interstate Pkwy, and Garden State Parkway.

RENT ROLL

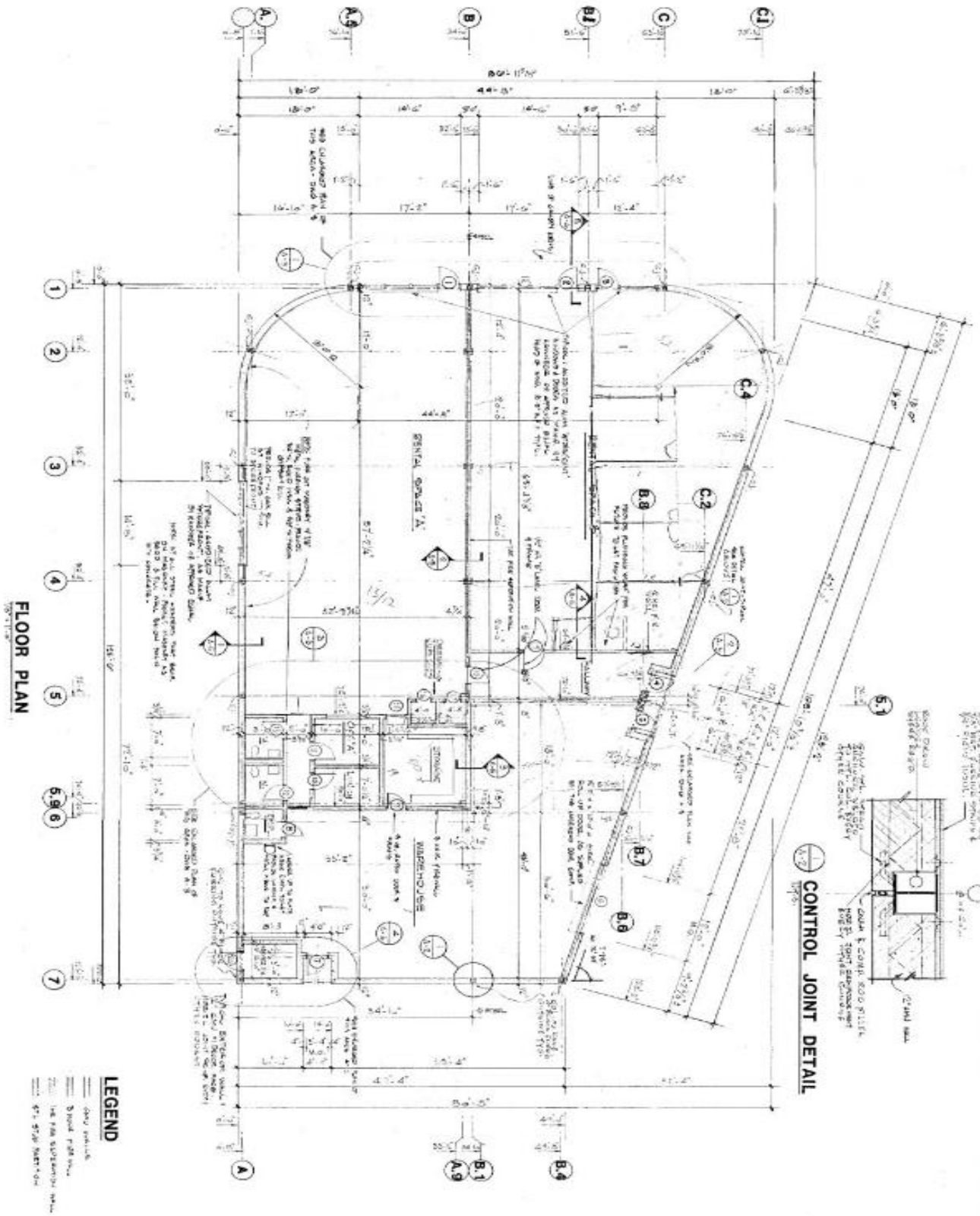
COMMERCIAL RENT

UNIT	CURRENT RENT	PRO FORMA	SF	ACTUAL \$/PSF	LEASE EXPIRATION	ADDITIONAL NOTES
1	\$14,000	\$22,667	8,500	\$20	MTM	Delivered Vacant - Market PSF is around \$22 PSF.
Monthly Commercial Income	\$14,000	\$22,667				
Annual Commercial Income	\$168,000	\$272,000				

EXPENSES

INCOME	CURRENT	\$/PER UNIT	PRO FORMA
Potential Gross Commercial Income	\$168,000	\$168,000	\$272,000
Effective Gross Income	\$168,000		\$272,000

EXPENSES	CURRENT	\$/PER UNIT	PRO FORMA
Real Estate Taxes (15%)	\$25,000	\$25,000	\$25,750
Fuel - Gas	\$3,000	\$3,000	\$3,090
Insurance	\$5,000	\$5,000	\$5,150
Water and Sewer	\$2,500	\$2,500	\$2,575
Repairs and Maintenance	\$3,000	\$3,000	\$3,090
Common Electric (PPSF)	\$1,000	\$1,000	\$1,030
Super Salary	\$3,600	\$3,600	\$6,000
Management (2%)	\$3,360	\$336	\$8,160
Total Expenses (28%)	\$46,460	\$43,436	\$54,845
Net Operating Income	\$121,540		\$217,155



drawing number
A2

comm no.

date



geller & termotto
architects planners

2 Phelps Ave.
Tenafly, New Jersey 07670

11/11/11

THE SOCK COMPANY



exiting clients out of **assets** and into **opportunities**

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