

**1300 Fulton Street**

**RAHWAY ■ NJ**



**EXCLUSIVE OFFERING MEMORANDUM**

**ROSEWOOD**  
REALTY GROUP

**A (2) story walk-up apartment building consisting of 8 free market apartments and 12 parking spaces. All units were completely renovated in 2023, with mini-split HVAC systems (two per unit) installed between 2022–2023 for efficient heating and cooling. Major capital upgrades include a new roof (2023) and a new main sewer line (2025) from Unit 6 to the basement.**

Cross Streets	Between East Emerson & East Milton Avenues	Income	Value	% of PGI	\$/Unit
		Residential	\$156,540	80.99%	\$19,568
Parcel ID	13-00311-0000-00008	Residential Vacant (1 Unit)	\$22,800	11.80%	\$2,850
		Parking*	\$6,435	3.33%	\$804
		Other Income*	\$7,510	3.89%	\$939
		Potential Gross Income	\$193,285	100.00%	\$24,161
Lot Size	10,440 SF	Vacancy & Collection Loss <b>3% Of PGI</b>	(\$5,799)	-3.00%	(\$725)
		Effective Gross Income	\$187,486	97.00%	\$23,436
Dimensions	87' x 120'	Expenses	Value	% of PGI	\$/Unit
		Real Estate Taxes (2025)	\$23,193	12.00%	\$2,899
Building SF	3,886 SF	Water & Sewer	\$1,738	0.90%	\$217
		Electric (Common Area)	\$854	0.44%	\$107
Year Built	1972	Insurance	\$4,047	2.09%	\$506
		Payroll*	\$1,400	0.72%	\$175
		Management Fee <b>3% Of EGI</b>	\$5,625	2.91%	\$703
		Repairs & Maintenance	\$4,800	2.48%	\$600
Zoning	R2, Rahway City	Total Expenses	\$41,657	21.55%	\$5,207
		Effective Gross Income:	\$187,486	97.00%	\$23,436
Assessment (2025)	\$294,500	Less Expenses:	\$41,657	21.55%	\$5,207
		Net Operating Income:	\$145,829	75.45%	\$18,229
Average Rent/Apartment	\$1,868				

\*Derived from September 2025 P&L statement (annualized).

Unit	Tenant	Status	Bedrooms	Monthly Rent	Annual Rent
1	Occupied	FM	1	\$ 1,850.00	\$ 22,200.00
2	Occupied	FM	1	\$ 1,900.00	\$ 22,800.00
3	Vacant	FM	1	\$ 1,900.00	\$ 22,800.00
4	Occupied	FM	1	\$ 1,875.00	\$ 22,500.00
5	Occupied	FM	1	\$ 1,900.00	\$ 22,800.00
6	Occupied	FM	1	\$ 1,825.00	\$ 21,900.00
7	Occupied	FM	1	\$ 1,795.00	\$ 21,540.00
8	Occupied	FM	1	\$ 1,900.00	\$ 22,800.00
Total				\$ 14,945.00	\$ 179,340.00

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INTERIOR PHOTO



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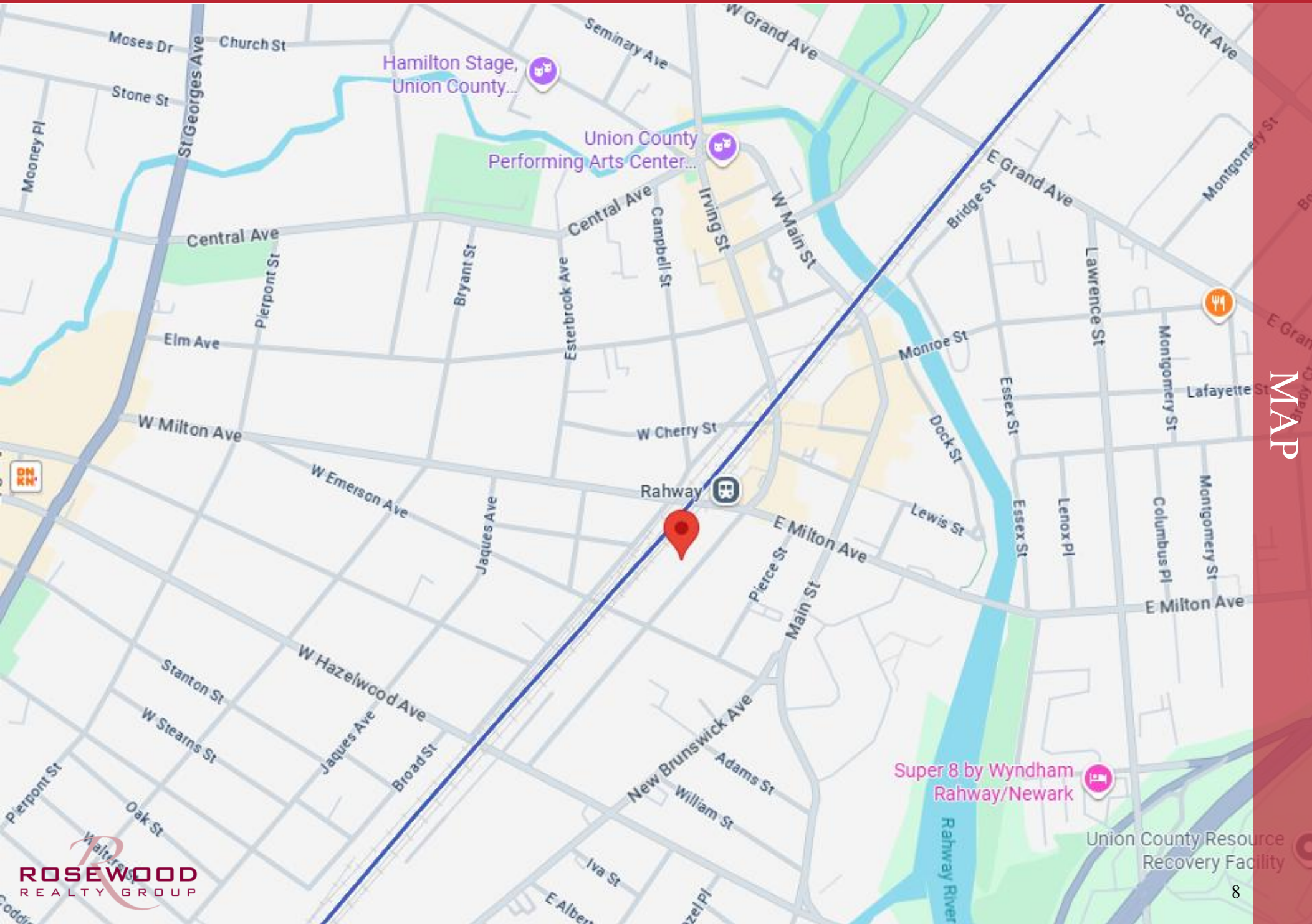


PLAT MAP



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MAP



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