571-575 MARTIN LUTHER KING DRIVE

Jersey City, NJ 07304 | 6-Unit Commercial Investment Opportunity

$5.42M	**4.65%**	**$252,200**	**6**	**3.0%**
ASKING PRICE	CURRENT CAP	ANNUALIZED NOI	COMMERCIAL UNITS	ANNUAL ESCALATION

INVESTMENT HIGHLIGHTS

100% Occupied
Six commercial units are shown separately in the rent roll.

Contractual Rent Growth
3% annual base-rent escalations begin on unit-specific dates in 2027 and continue annually.

Long-Dated Leases
Lease expirations extend through 2034-2036, subject to lease verification.

Tenant-Paid Operating Items
Utilities and each tenant's business insurance are tenant responsibilities.

Tax Reimbursement
Fixed tenant reimbursement totals $62,160/year versus current property tax of $56,040/year.

18,000 SF Lot
Approximate lot size; 11,400 SF occupied per the provided rent roll.

CURRENT ANNUALIZED FINANCIALS

Annual Base Rent	$258,480	**Current Property Tax**	$56,040
Fixed Tax Reimbursement	$62,160	**Building Insurance**	$9,600
Gross Scheduled Income	$320,640	**Redevelopment Area Tax**	$2,800
Known Operating Expenses	$68,440	**Tax Reimbursement Surplus**	$6,120
Current NOI	**$252,200**	**Current Cap Rate**	**4.65%**

5-YEAR CONTRACTUAL INCOME GROWTH

Metric	2027	2028	2029	2030	2031
Projected Base Rent	$261,053	$268,885	$276,952	$285,260	$293,818
Projected NOI	$253,092	$259,192	$265,475	$271,947	$278,612
Cap on $5.42M Cost	**4.67%**	**4.78%**	**4.90%**	**5.02%**	**5.14%**

At the $5.42M asking price, projected cap-on-cost reaches approximately 5.0% in 2030 under the stated contractual rent escalations and underwriting assumptions.

Snow removal is landlord responsibility. Actual cost was not provided and is intentionally excluded from NOI and cap-rate calculations.