

## Investment Opportunity - 1475-1479 Main Street, Rahway, NJ

- Value-add investment opportunity for **investor/owner-occupant** in hot downtown Rahway. Rahway offers a combination of small-town charm and big city access.
- The property location offers direct NJ-Transit train service NYC in under 40 minutes.
- Great highway access
- 100% occupied with great upside in rent.
- Thriving downtown market convenient for commuters. One block from the train station
- Mix of urban vibe with family-friendly community
- Very walkable downtown surrounded by restaurants, retail, entertainment, coffee shops, doggy day care and brewery – revitalized downtown with the historic Union County Performing Arts Center anchoring a growing arts and dining scene that attracts residents and visitors alike.
- Four 2 Bed- 1 bath residential apartments and 2 retail units street level.
- 8 onsite parking stalls in rear. 4 rows of two tandem spots.
- Roof 2016 | Boiler and all water heaters replaced in 2022.



INCOME AND EXPENSE - (ASSUMING ALL RENT ON TIME WITH NO LATE FEES)								
CURRENT				PRO FORMA				
Income	Date	End Date		Monthly	Annual	Sq Ft (+/-)	Commercial	
1475-1479 Rahway								
Apt # 1 (2 bed / 1 bath)	7/1/2025	6/30/2026	16,800.00	2400	28800			
Apt # 2 (2 bed / 1 bath)	10/1/2025	9/30/2026	19,200.00	2400	28800			
Apt # 3 (2 bed / 1 bath)	7/1/2025	6/30/2026	16,200.00	2400	28800			
Apt # 4 (2 bed / 1 bath)	7/1/2025	6/30/2026	17,400.00	2400	28800			
mo)	3/1/2024	2/28/2025	10,980.00	2,188	26250	750		35
Commercial #2 - Family Nails	mo to mo	mo to mo	11,820.00	2,771	33250	950		35
Total Income			\$ 92,400.00		\$ 174,700.00			
Expenses								
1475-1479 Rahway								
Inspections			350.00		350.00			
Miscellaneous Expenses								
Property Insurance			6,071.96		6,071.96	subject to increase		
Property Maintenance			1,721.58		1,721.58			
Pest Services			879.67		879.67			
Repairs & Maintenance			1,907.49		1,907.49			
Total Property Maintenance			\$ 4,508.74		\$ 4,508.74			
Property Tax			10,836.35		10,836.35	subject to increase		
Utilities (natural gas for boiler)			3,712.31		3,712.31			
Electricity (Common Area)			357.47		357.47			
Gas								
Water & Sewer (one water meter)			4,098.57		4,098.57			
Total Utilities			\$ 8,168.35		\$ 8,168.35			
Property Management								
Property Management Nikki			1,800.00		1,800.00	subject to increase		
Property Management Linda			1,286.70		1,286.70	subject to increase		
Vacancy (Assume 5%)			4,620.00		8,735.00			
Total Expenses			\$ 37,642.10		\$ 41,757.10			
Net Operating Income			\$ 54,757.90		\$ 132,942.90			
Carry due to vacancy (4 months per unit)			\$ 0.00		\$ 58,233.33	4 months no rent		
Capital Improvments			0.00		300,000.00	(upgrades: apts, retail, common, façade, rear paint + retail leasing commission and possible TI)		
Acquisition price			1,150,000.00		1,150,000.00			
Total Investment			1,150,000.00		1,508,233.33			
Cap Rate:			4.76%		Cap Rate:			
					Value after upgrades			
					\$ 2,127,086.40	6.25%		
					\$ 2,045,275.38	6.50%		
					\$ 1,969,524.44	6.75%		

\* Many of the above figures are estimates and projections. All buyers should do there own due diligence. Listing broker does not make any representations or guarantees as to the accury of the figures within this table.



Main St



Lewis St

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