

OFF-MARKET PREVIEW | CALL FOR OFFERS

5-11 Perry Street

Confidential mini offering memorandum for a renovated mixed-use asset in Trenton, New Jersey | [View Full Mini OM](#) | [Call for Offers](#)

Renovated Mixed-Use Asset with Lease-Up Upside

5-11 Perry Street offers investors a repositioned urban mixed-use property comprised of six residential apartments and two street-level commercial suites. The asset combines completed physical improvements with a clear path to additional income growth through continued lease-up and stabilization.



Front exterior

Investment Highlight
Two ground-floor retail suites with six apartments above
Certificate of Occupancy issued
Recent repositioning with roof replacement in 2021 and reported new electrical and plumbing
Separate gas and electric service supports efficient operations
Demonstrable lease-up upside from current/committed rent to stabilized rent
Well-located Trenton mixed-use asset near downtown employment and transit infrastructure

\$133,800

CURRENT / COMMITTED RENT

\$190,200

STABILIZED RENT

\$125,897

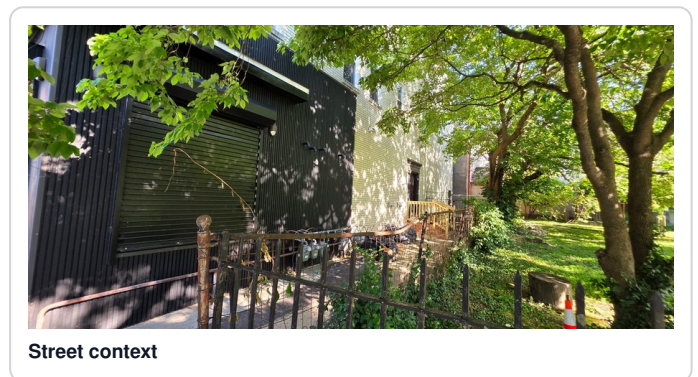
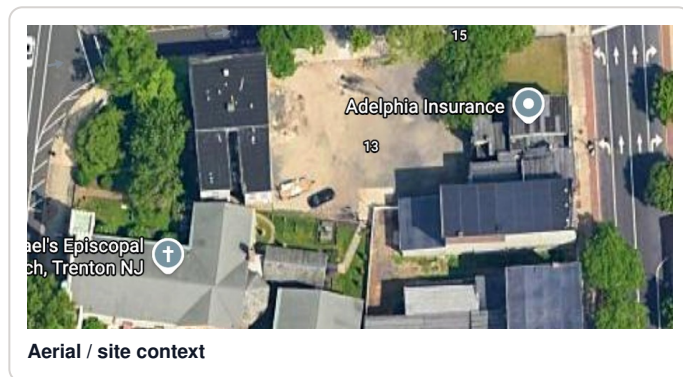
STABILIZED NOI

Offering: Call for offers during an off-market preview period through July 10, 2026. The property is also being actively leased and current rent and availability should be confirmed at the time of offer.

Building, Site & Operating Facts

ADDRESS 5-11 Perry Street, Trenton, NJ 08618	ASSET TYPE Mixed-Use Investment Property	UNIT COUNT 8 Total Units (6 Residential + 2 Retail)
BUILDING AREA 9,138 SF GBA 7,400 SF RBA	SITE AREA 6,970 SF 0.16 Acres	ZONING BA - Business A
YEAR BUILT 1900 Renovated 2026	UTILITIES Separate gas & electric service; municipal water & sewer	FLOOD ZONE Zone X - minimal flood risk

Operating profile: Two retail suites occupy the ground floor, with six apartments on the second and third floors. The offering benefits from separate gas and electric service, municipal water and sewer, and a Certificate of Occupancy that supports current use.



Capital improvements: Ownership and marketing materials report a 2021 roof replacement, new electrical, new plumbing, and renovated residential finishes.

Unit Mix & Revenue Profile

The unit program is summarized below, followed by the current marketing rent roll and stabilized revenue profile.

Space	Type	Approx. Size	Level / Notes
Commercial Suite 1	Retail	1,200 SF	Ground floor
Commercial Suite 2	Retail	1,200 SF	Ground floor
Apartment 1	2 BR / 1 BA	1,100 SF	Upper level
Apartment 2	2 BR / 1 BA	1,100 SF	Upper level
Apartment 3	2 BR / 1 BA	800 SF	Upper level
Apartment 4	Studio	600 SF	Upper level
Apartment 5	Studio	600 SF	Upper level
Apartment 6	2 BR / 1 BA	800 SF	Upper level

Unit	Status	Monthly Rent	Notes
7 Perry St Apt B	Rented	\$2,300	Occupied
7 Perry St Apt A	Vacant	\$0	Market rent \$2,200
5 Perry St Apt A	Rented	\$1,900	Occupied
5 Perry St Apt B	Rented	\$1,350	Occupied
5 Perry St Apt C	Rented	\$1,750	Occupied
5 Perry St Apt D	Rented	\$1,350	Occupied
5 Perry St Ground Floor	Incoming Tenant	\$2,500	Tenant starts July 1
7 Perry St Ground Floor	Vacant	\$0	Market rent \$2,500
Total Current Actual		\$11,150	\$133,800 annualized
Total Projected Stabilized		\$15,850	\$190,200 annualized

Rent roll figures reflect the current package and may change as leasing progresses.

Current / Committed Income, Stabilized Income & NOI

The current package provides enough information to demonstrate present revenue, stabilized revenue, and an illustrative stabilized NOI framework. These figures are intended to support underwriting and may be refined as leasing and operating data are updated.

<p>\$11,150 CURRENT MONTHLY RENT</p>	<p>\$15,850 STABILIZED MONTHLY RENT</p>	<p>\$4,700 MONTHLY UPSIDE</p>	<p>\$125,897 STABILIZED NOI</p>
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Income / Expense Item	Annual Amount	Notes
Current / committed monthly rent	\$11,150	Current package
Current / committed annual rent	\$133,800	Annualized
Projected stabilized monthly rent	\$15,850	Residential + retail stabilization
Projected stabilized annual rent	\$190,200	Annualized
Potential gross income	\$206,303	Includes reimbursements
Vacancy & collection loss (4%)	(\$8,252)	Illustrative
Effective gross income	\$198,051	After vacancy
Operating expenses	\$72,154	36% expense ratio
Illustrative stabilized NOI	\$125,897	\$17.01 per RBA SF

Illustrative operating expense ratio: 36%. Illustrative stabilized NOI per RBA SF: \$17.01.

Trenton Mixed-Use Location with Transit and Employment Access

5-11 Perry Street is located in Trenton, New Jersey, within an urban mixed-use environment near downtown employment, government services, neighborhood commercial uses, and regional transportation infrastructure.

Demand Drivers

- Trenton is the capital city of New Jersey and a major public-sector employment center.
- The city is positioned between Philadelphia and New York City, with access to regional corridors and transit options.
- Neighborhood land use includes residential, commercial, governmental, institutional, and service-oriented uses.
- Two retail suites provide income diversification relative to a residential-only asset.



Aerial / neighborhood context



Building frontage

Investor Positioning

- Recently renovated mixed-use building with active lease-up underway.
- Potential to improve income through remaining apartment and retail lease-up.
- Professional management may further stabilize operations and collections.
- Call for offers allows pricing to be set by investor demand and current leasing progress.

Selected Interior and Exterior Photography

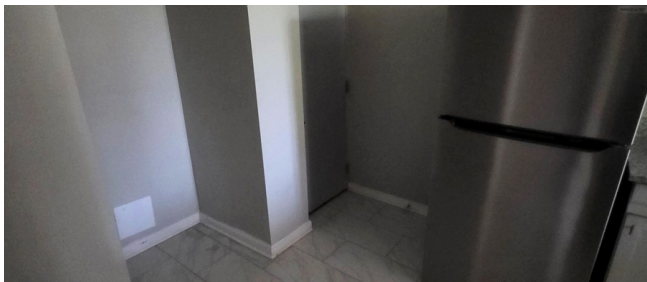
The following images highlight renovated residential finishes and building exterior context.



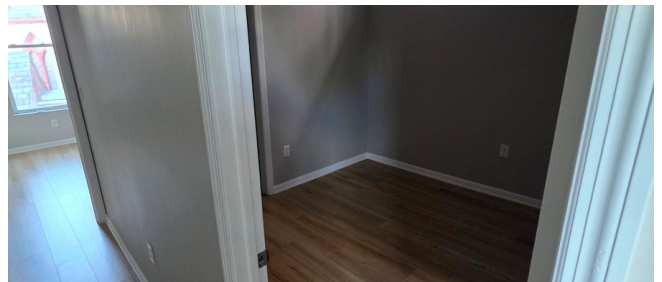
Renovated living area



Kitchen finishes



Appliances / kitchen detail



Bedroom / circulation



Exterior context



Front elevation

Call for Offers Through July 10, 2026

Interested investors may contact the listing team to arrange property tours, request the current rent roll and leasing materials, and submit offers during the off-market preview period.

Buyer Profile

Please provide buyer identity, proof of funds or lending capacity, and intended acquisition structure.

Showings

Showings are coordinated directly through NJ Elite Group Commercial Real Estate Division.

Submission Timing

Call for offers through July 10, 2026; additional materials available upon request.

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NJ Elite Group Commercial Real Estate Division

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