

Key Grove Farms | 45 Beers Street | Keyport, NJ 07735

EXCLUSIVE FOR SALE



PROPERTY DESCRIPTION

Key Grove Farms is a two-story luxury apartment complex built in 2017 with 24 residential units and on-site parking.

PROPERTY HIGHLIGHTS

- New construction (2017) asset offering institutional-quality construction and low-maintenance ownership.
- Proven mark-to-market opportunity with significant rental growth potential in NO RENT CONTROL market
- Oversized one- and two-bedroom layouts commanding premium rents
- Tenants pay utilities, creating a favorable and predictable expense structure
- Desirable unit mix featuring 20 two-bedroom and 4 one-bedroom apartments
- Modern finishes including updated kitchens, stainless appliances, and in-unit laundry enhancing tenant retention
- Other amenities include garage and surface parking and units

OFFERING SUMMARY

Sale Price:	\$8,750,000
Number of Units:	24
NOI:	\$498,117.00

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,094	22,497	39,891
Total Population	9,780	60,479	108,948
Average HH Income	\$68,082	\$94,047	\$105,289



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