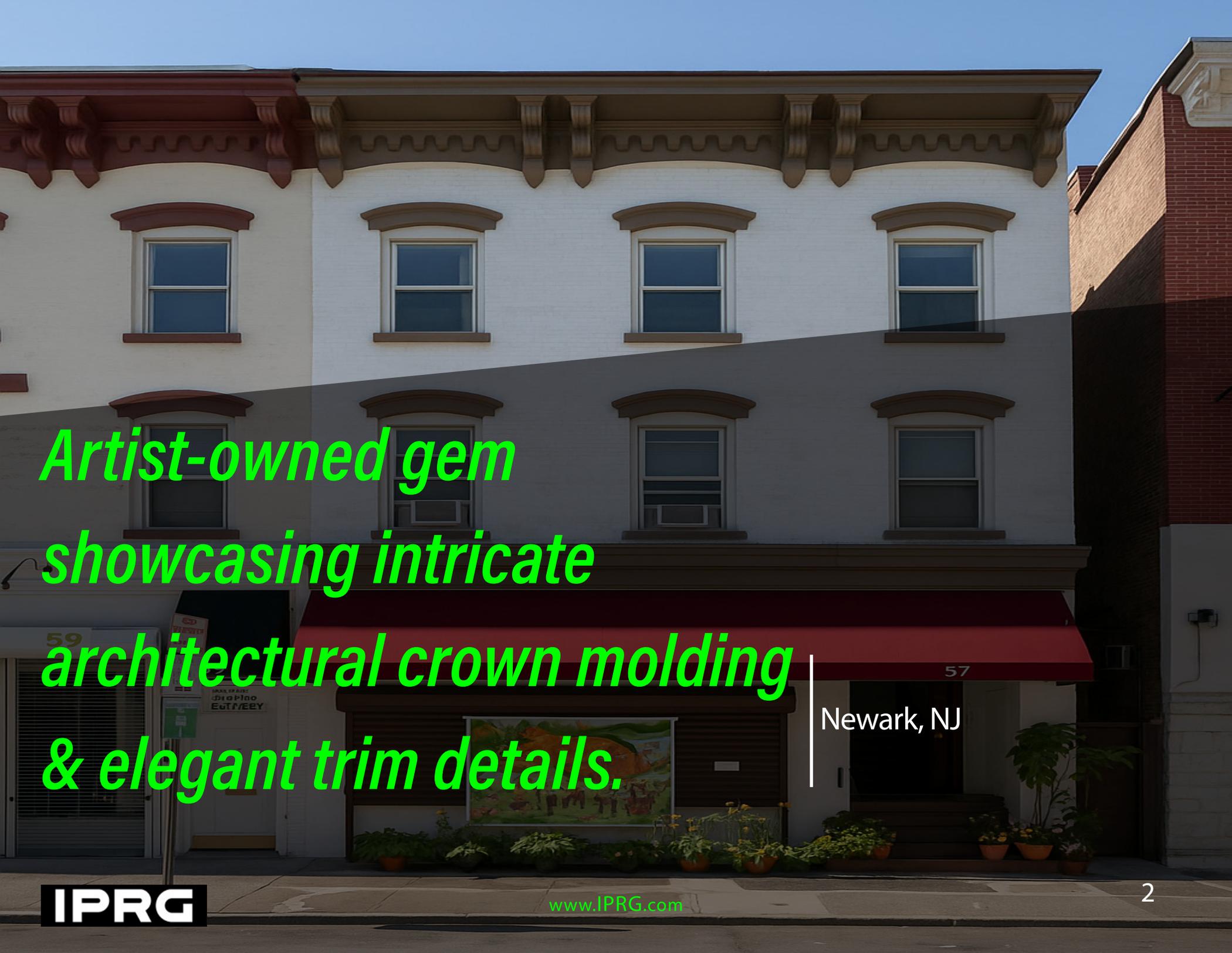


57 HALSEY STREET

57 Halsey Street
Newark, NJ 07102

Mixed - Use
1 Commerical
4 Apartments





*Artist-owned gem
showcasing intricate
architectural crown molding
& elegant trim details.*

Newark, NJ

Confidentiality & Disclaimer

All materials and information received or derived from IPRG NJ LLC, its directors, officers, agents, advisors, affiliates, and/or any third-party sources are provided without representation or warranty as to completeness, veracity, or accuracy; condition of the property; compliance or lack of compliance with applicable governmental requirements; developability or suitability; financial performance of the property; projected financial performance of the property for any party's intended use; or any and all other matters. Neither IPRG NJ LLC, its directors, officers, agents, advisors, nor affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. IPRG NJ LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations, including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party, including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. IPRG NJ LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. IPRG NJ LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations, as well as market conditions, vacancy factors, and other issues, in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by IPRG NJ LLC in compliance with all applicable fair housing and equal opportunity laws.

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EXECUTIVE SUMMARY

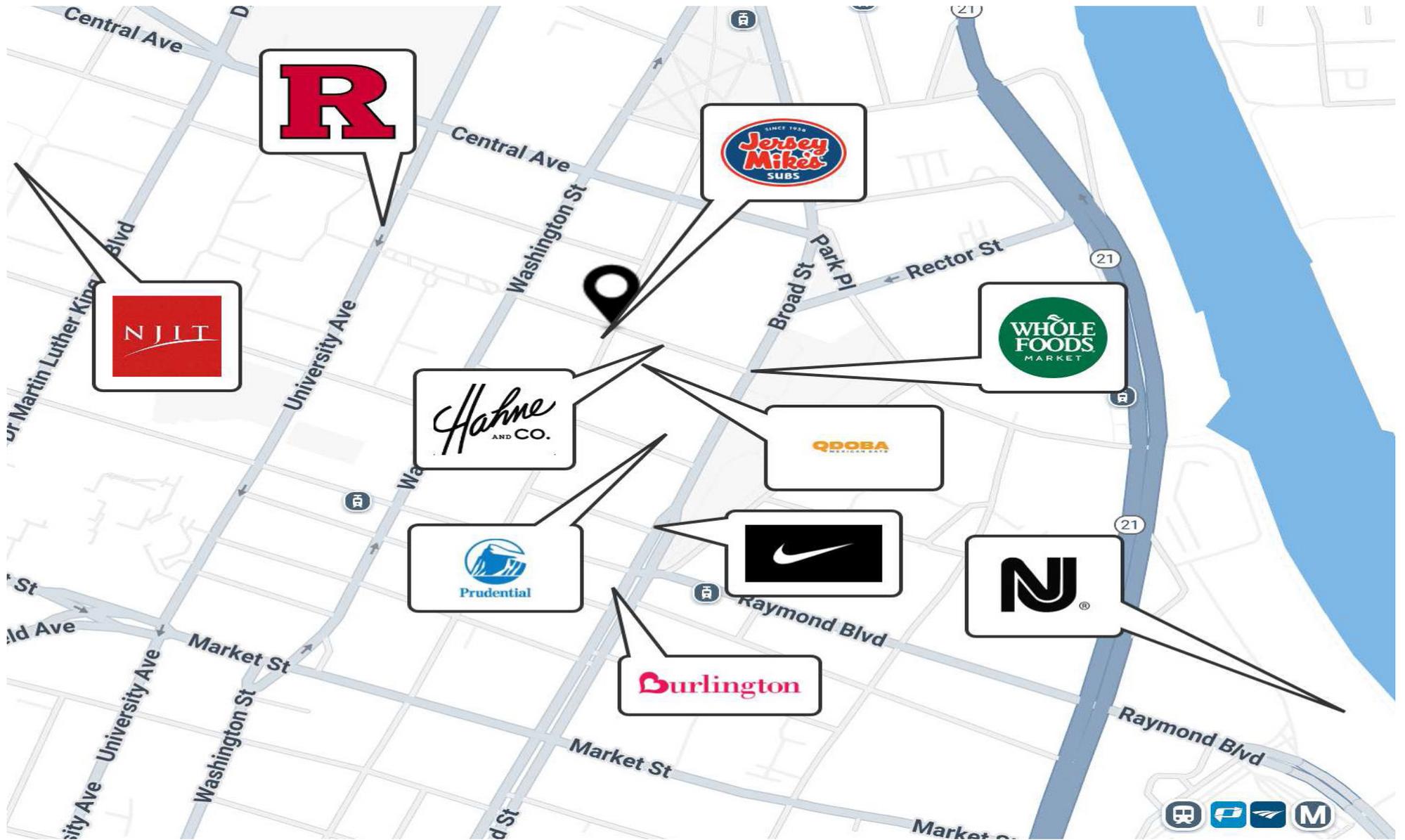
The subject property is located in the heart of downtown Newark, directly across from Prudential and just steps from Rutgers University–Newark and NJIT, placing it at the center of a dense academic and cultural hub. Surrounded by walkable retail, offices, universities, hospitals, and ongoing development, the area has strong demand for residential, retail, and service-oriented uses. The neighborhood features excellent transit access via NJ Transit, PATH, Newark Penn Station, and nearby Newark Airport. It's also close to major cultural and entertainment venues like the Prudential Center, NJPAC, and the Newark Museum of Art, with a growing dining and nightlife scene, making it a highly attractive location

- 5-unit mixed use building
- 1 commercial & 4 apartments
- Directly across from Hahne's Building & Prudential
- Retail corridor with high foot traffic
- 1 block from Rutgers Newark / NJIT & 6 blocks from Newark Penn Station
- Delivered mostly vacant
- Large finished basement & backyard

NEWARK MAP



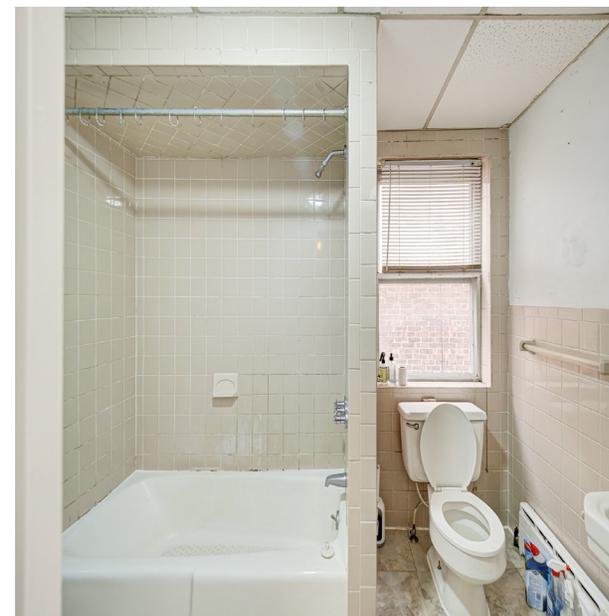
RETAILER MAP



COMMERCIAL UNIT PICTURES



COMMERCIAL UNIT PICTURES



FINANCIALS

RENT ROLL

BASE RENT	Type	Approx. SF	Current	Current RPSF	Pro Forma	Pro Forma SF
Retail	Vacant	1,000	\$0	\$0.00	\$2,500	\$30.00
Apartment 1	2BR/ 1 Bath	950	\$1,600	\$20.00	\$2,700	\$34.11
Apartment 2	1BR/ 1 Bath	800	\$1,200	\$18.00	\$2,000	\$30.00
Apartment 3	1BR/ 1 Bath	970	\$0	\$0.00	\$2,300	\$28.45
Apartment 4	1BR / 1 Bath	800	\$0	\$0.00	\$2,000	\$30.00
Effective Gross Income (Monthly):			\$2,800		\$11,500	
Effective Gross Income (Annually):			\$33,600		\$138,000	

FINANCIALS

INCOME STATEMENT

INCOME	Current	\$/SF	Pro-Forma	\$/SF
Gross Income	\$33,600	\$8.00	\$138,000	\$32.86
NNN	\$0	\$0	\$10,000	\$2.38
Vacancy and Collection	\$(1,680)	\$(0.40)	\$(7,400)	\$(1.76)
Effective Gross Income:	\$31,920	\$7.40	\$140,600	\$33.48

EXPENSES	Current	\$/SF	Pro-Forma	\$/SF
Real Estate Taxes	\$10,831	\$2.58	\$11,373	\$2.71
Insurance	\$8,000	\$1.90	\$8,400	\$2.00
Common Utilities	\$1,500	\$0.36	\$1,575	\$0.38
Repairs & Maint.	\$5,000	\$1.19	\$5,250	\$1.25
Management	\$0	\$0.00	\$5,624	\$1.34
Total:	\$(25,331)	\$(6.03)	\$(32,222)	\$(7.67)

NET OPERATING INCOME:	Current	\$/SF	Pro-Forma	\$/SF
	\$6,589	\$1.57	\$108,378	\$25.80