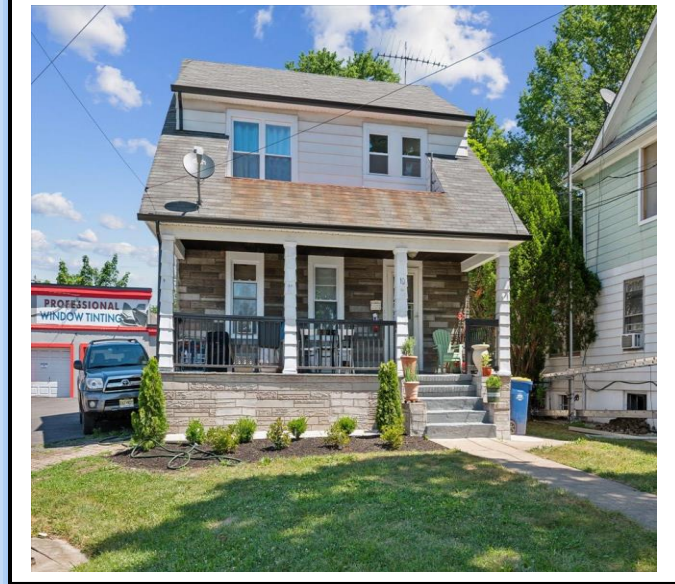


3 UNIT INVESTMENT OPPORTUNITY

10 SHERMAN AVE. RARITAN NJ

Somerset County



PROPERTY HIGHLIGHTS

- Freestanding 3000 SF Retail Building Plus Two Family Fully Leased Income Producing Property Located on Route 206 North in Raritan
- New Roof on Retail Building
- All New Replacement Windows on 2 Family
- New Soffits & Gutters
- New Hardwood Floors in one Apartment
- New Carpet, New Bath
- Remodeled Basement with New Full Bath and French Drains
- Taxes: \$7,265.00
- Offered at: \$1,100,000.



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Broker Associate

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Commercial Sales/Leasing

BERKSHIRE
HATHAWAY
HOME SERVICES
FOX & BOGART
REALTORS®
COMMERCIAL DIVISION

INCOME & EXPENSES

10 Sherman Ave.
Raritan, NJ
3-Unit Investment Opportunity

Freestanding 3000 SF Retail Building 1/1/24 to 12/31/24 \$3,200.00
1/1/25 to 12/31/25 \$3,400.00
1/1/26 to 12/31/26 \$3,600.00
1/1/27 to 12/31/27 \$3,800.00

Two Family:

Apartment #1 - 1 Bedroom expires 3/2025 \$1,900.00
Apartment #2 - 1 Bedroom expires 5/2025 \$2,100.00

Income \$7,200/monthly -- 86,400/annually

EXPENSES:

Taxes: \$ 7,265.00
Insurance: \$ 4,500.00
PSE&G: \$ 5,290.00
Water: \$ 1,864.00
Landscaping: \$ 840.00
Misc: \$ 600.00
Total: \$ 20,359.00

GOI: \$86,400.00
TOE: \$20,359.00
NOI: \$66,041.00

CAP Rate: 6%

10 Sherman Ave Raritan

