

## 1.2 Acre Special Purpose Property – Investment Offering

**1463 Prospect St Ewing, NJ 08638**

### Quick Facts

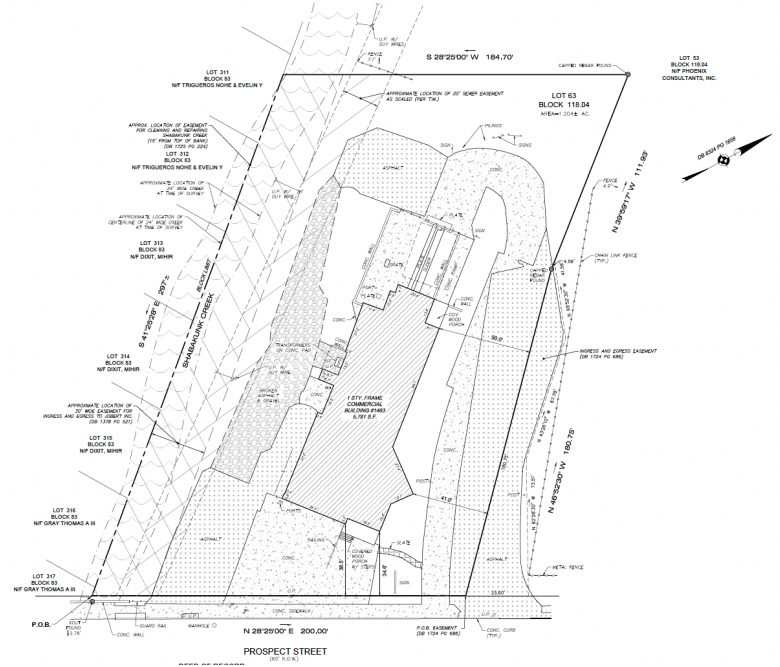
**Offered Price: \$1,885,000    Status: Fully Leased, Single Tenant Use    Cap Rate: 7%**

**Bonus Depreciation Eligible: Everything except the land value is eligible for  
100% bonus depreciation in the first year.**



### **Lease Terms**

- Rent: \$132,000/yr NNN
- Term: 30 years plus two 10-year options
- Increases: 10% every 5 Years
- Guarantor: Urban XP Holdings (owns 4 carwash locations)



### Property Highlights

- 1.2 Acres | Building: 5,781 SF
- Property Taxes: \$35,876 paid by tenant
- Car wash operating at this site for 55 years
- Newly renovated exterior (2019)
- 140 Foot Tunnel
- Densely populated area – 152,000 population within 3 miles
- Carwash operator will use some of the proceeds to upgrade all equipment and signage

Transworld Business Advisors – Tri-County  
Elliot Dweck | (917) 757-7715 | edweck@tworld.com | tworld.com/tricounty

The information contained herein has been obtained from sources deemed reliable. Transworld Business Advisors – Tri-County makes no representations or warranties, express or implied, as to the accuracy of the information. This offering is subject to errors, omissions, price change, or withdrawal without notice.