

301 Hoboken Rd



Storefront Retail/Office -  
Meadowlands Submarket  
Carlstadt, NJ 07072

8,480

SF GLA

0.23

AC Lot

1950

Built

Multi

Tenancy

Market Financials

Showing financials for this Market (New York - NY USA, Retail).

Per SF

	Most Recent	2024	2023
Number of Months Covered	-	12	12
Statement Ending Date	-	Dec 31, 2024	Dec 31, 2023
INCOME:			
Base Rent	\$29.03	\$33.36	\$32.11
Expense Reimbursement	\$11.53	\$13.44	\$12.52
Percentage Rent	\$0.77	\$1.17	\$1.19
Parking Income	\$0.86	\$2.09	\$2.41
Other Income	\$5.64	\$2.63	\$2.24
Effective Gross Income	\$44.28	\$48.94	\$46.39
OPERATING EXPENSES:			
Real Estate Taxes	\$8.01	\$10.10	\$9.47
Property Insurance	\$0.87	\$0.99	\$0.85
Utilities	\$1.35	\$1.36	\$1.31
Repairs and Maintenance	\$2.56	\$3.70	\$3.67

	Most Recent	2024	2023
Janitorial	\$1.09	\$1.06	\$0.97
Management Fees	\$1.58	\$1.58	\$1.43
Payroll & Benefits	\$1.43	\$1.47	\$1.31
Advertising & Marketing	\$0.26	\$0.22	\$0.33
Professional Fees	\$0.33	\$0.46	\$0.44
General & Administrative	\$1.48	\$1.65	\$1.24
Other Expenses	\$0.19	\$0.60	\$0.64
Ground Rent	\$1.75	\$2.14	\$1.90
Total Operating Expenses	\$16.84	\$20.71	\$18.92
Operating Expense Ratio (%)	38.04	42.31	40.78
Net Operating Income	\$27.22	\$27.99	\$27.41
CAPITAL ITEMS:			
Leasing Commissions	\$0.39	\$0.66	\$0.61
Tenant Improvements	\$0.62	\$0.65	\$0.59
Capital Expenditures	\$0.19	\$0.25	\$0.26
Extraordinary Capital Expenditures	-	\$0.45	\$0.45
Total Capital Items	\$0.95	\$1.13	\$1.16

	Most Recent	2024	2023
Net Cash Flow	\$26.33	\$26.93	\$26.35
NOI DSCR	1.54	1.69	1.87
NCF DSCR	1.49	1.63	1.8
Occupancy Rate (%)	95.0	95.0	95.0



Primary Photo



Building Photo



Building Photo



Building Photo





Building Photo



Building Photo



Building Photo



Building Photo



Interior Photo



Interior Photo



Interior Photo



Interior Photo



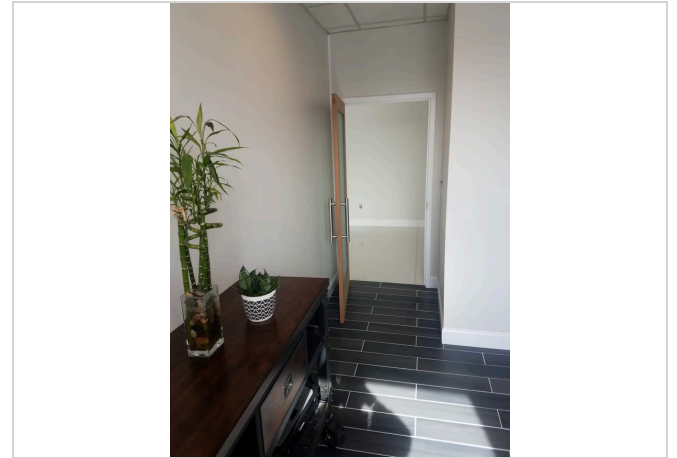
Interior Photo



Interior Photo

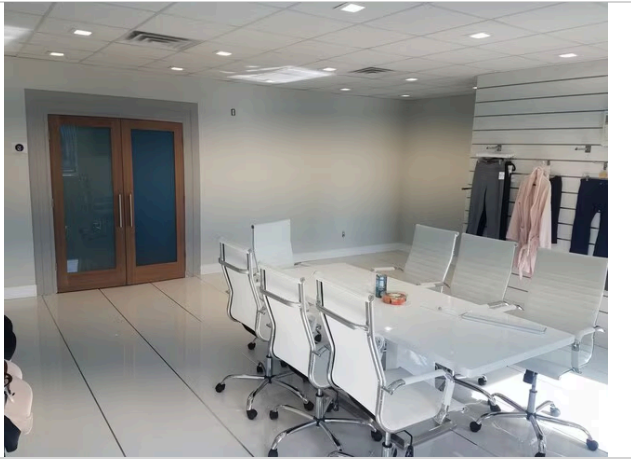


Interior Photo



Interior Photo





Interior Photo



Interior Photo