

604 Richmond Ave

PT. PLEASANT BEACH, NJ 08742



5-UNIT MIXED USE FOR SALE

Site Description:

- 5 Unit Investment property on Route 35 South
- (4) residential units (1) retail unit
- Retail lease is five years (through 2029) with (2) five-year options.

Mixed Use - For Sale

Jarrad Coletta | Owner/Broker-Associate

Direct: 732 746 3051 ext. 103

Email: Jarrad@ColettaCommercial.com



RETAIL | INVESTMENTS | LAND

1101 Richmond Ave, Suite 200, Point Pleasant Beach, NJ 08742 | www.ColettaCommercial.com | Licensed Real Estate Broker

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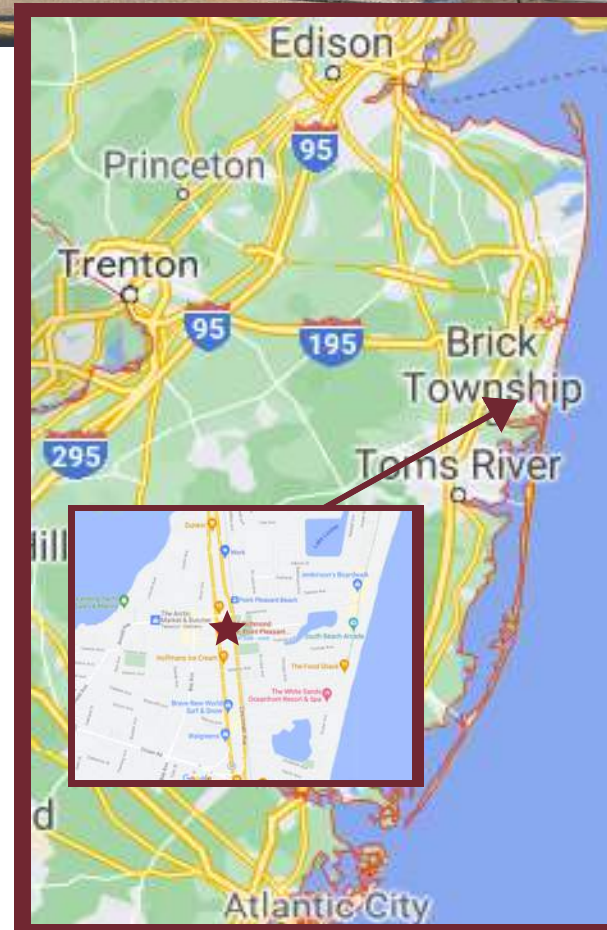


Property Info

Property Size	Lot Size	# of Income Units
+/- 3,541	0.46 AC	(1) Storefront (4) Residential

Demographics

Radius	Population	Households	Average HH Income
1 Mile	7,829	3,327	\$124,634
3 Mile	50,541	20,030	\$137,380
5 Mile	360,764	134,146	\$109,742



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Financials

Revenues

Rental Revenue	\$150,811.00
Total Revenue	\$150,811.00
Effective Rental Income	\$150,811.00

Operating Expenses

Real Estate Taxes	\$13,922.51
Insurance	\$7,140.00
Repairs and Maintenance	\$1,800.00
G&A	\$1,050.00
Utilities (S/W/E)	\$2,815.20
Total Operating Expenses	\$26,728
OPEX Margin	18%
NET OPERATING INCOME	\$124,083
NOI Margin	82%

Rent Roll

Tenant	Bed/Bath		GLA (SF)	Rent	Deposit	Lease Start	Lease Expires
Unit 1	2/1	Tenant	1000	\$2,500.00	\$3,750.00	9/18/2025	9/18/26
Unit 2	2/1	Tenant	1000	\$1,870.00	\$1,372.00	1/1/2023	12/31/2025
Unit 3	1/1	Tenant	500	\$1,900.00	\$2,850.00	3/23/2024	3/31/27
Unit 4	1/1	Tenant	500	\$1,715.00	\$750.00	1/1/2023	12/31/25
Commercial		The New Stohrer's Appliances LLC			\$8,400.00	1/1/24	12/31/29
TOTAL			Occupancy 100%	\$7,985.00	\$17,122.00		

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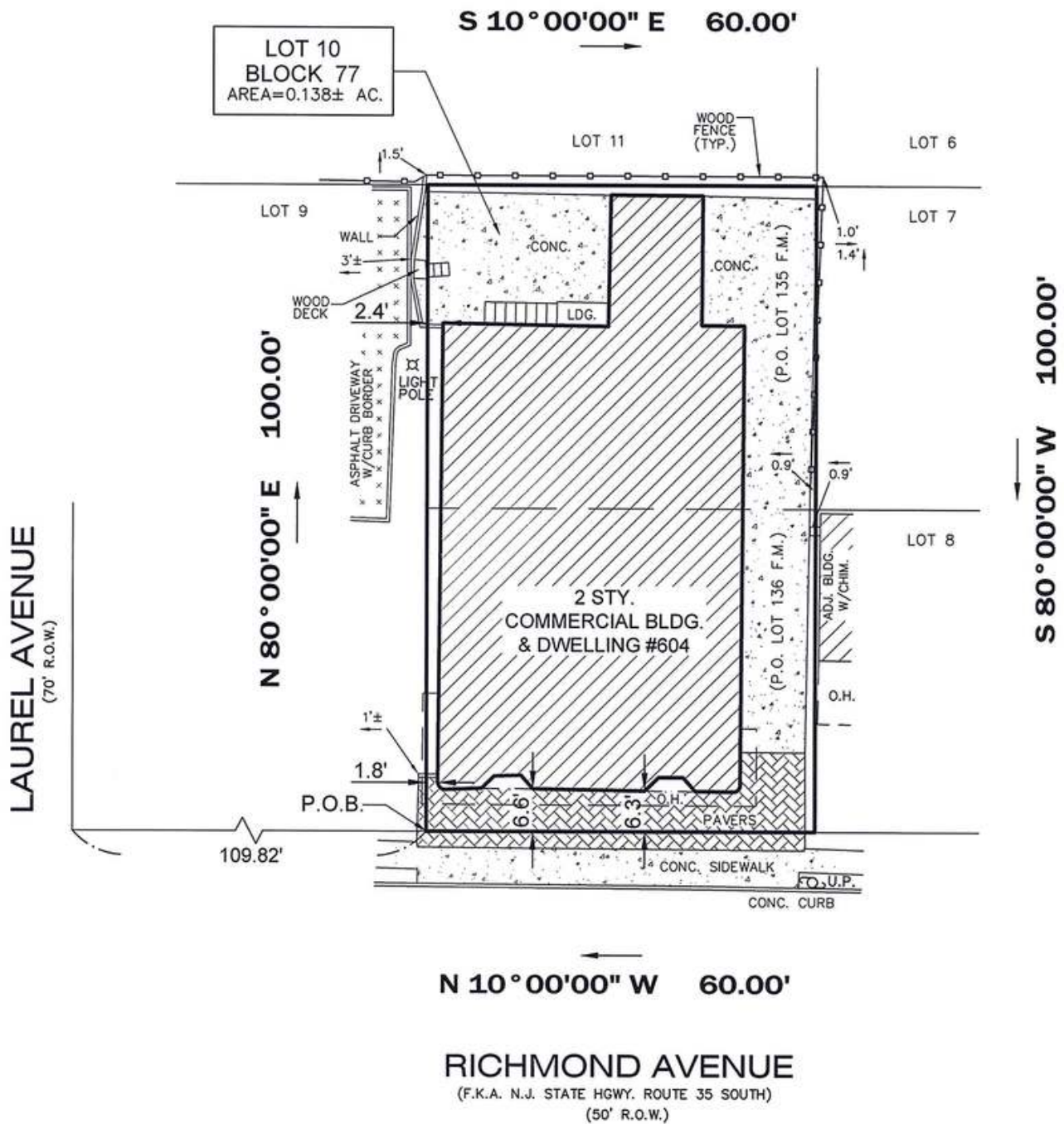
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