

35 Amboy Avenue

Property Description: The subject consists of a two-story, mixed-use residential/office building consisting of 5,100 gross building area. The ground level comprises of three office units with a common bathroom and hallway. This level also has a storage area and common laundry for the residential tenants. The residential units are 2 bedrooms/1 full bath units with a kitchen and living room on the third floor. They were renovated within the last five years. The residential units are accessible via the side entrance only. The dental office on the first floor is accessed through the front and side entrances. Approximately 1,700 square feet of office space is owner occupied. The subject property benefits from onsite parking.

Location: 35 Amboy Avenue
Metuchen Borough
Middlesex County
New Jersey

Block/Lot: Block 204, Lots 6-8

Property Use: Mixed Use Building

Land Area: 7,827 square feet

Building Area: 5,100 square feet

Utilities: Public Water, Public Sewer

Year Built: Circa 1970

Current Use: Office/Multi-family

Building Height: 2 stories

End of Year	1	2
	12/31/25	Proforma Rent
Tenant 1 - \$1725 - Brooke	\$20,700	\$24,000
Tenant 2 - \$1600 - Rebecca	\$19,200	\$24,000
Tenant 3 - \$4000 - CMR DDS	\$48,000	\$48,000
Tenant 4 - \$600 - Annette	\$7,200	\$10,800
Tenant 5 - \$350 - Melissa	\$4,200	\$4,800
Solar Panels	\$1,200	\$1,200
 POTENTIAL RENTAL INCOME	 \$100,500	 \$112,800
 EFFECTIVE RENTAL INCOME	 \$100,500	 \$112,800
TAX	\$23,198	\$24,500
Insurance	\$2,942	\$2,942
Water	\$850	\$850
Gas	\$700	\$700
Electric	\$700	\$700
 Total Expenses	 \$28,390	 \$29,692
NET OPERATING INCOME	\$72,110	\$83,108

- * Apartment rents are below market
- * Ground level office spaces are below market
- * 100% Occupied