



118 W Main St., Somerville, NJ 08876

Price	\$1,950,000	Parcel Size	22 x 149
Pro Forma NOI	\$153,019	Block	114
Pro Forma CAP	7.84%	Lot	29
Rentable Square Feet	6,500+/-	Traffic Count*	12,083 Vehicles/Day

William Gazi | Broker-Salesperson
 C: 908-507-1954 | E: wgazi@weichert.com

*RPR

PROFORMA

TENANT	SF	MONTHLY RENT	ANNUAL RENT	RENT PER SF	NNN	NNN PER SF
Retail	4,500 +/-	\$9,000	\$108,000	\$24	\$31,500	\$7.00
Apartment A	1,000 +/-	\$2,200	\$26,400			
Apartment B	1,000 +/-	\$2,200	\$26,400			
TOTAL	6,500 +/-	\$13,400	\$160,800		\$31,500	

OPERATING EXPENSES	
Taxes	\$21,581
Insurance	\$5,500
Water & Sewer	\$950
Gas & Electric	\$10,000
Repairs & Maintenance	\$1,250
TOTAL*	\$39,281

*Currently 100% Owner Occupied

INCOME	
Base Rent + NNN	\$192,300
Less Total Expenses	\$39,281
NET OPERATING INCOME	\$153,019



DEMOGRAPHICS*

CATEGORY	SOMERVILLE	SOMERSET COUNTY
Populations	12,831	344,000
Median HH Income	\$110,650	\$121,695

*RPR

Information deemed RELIABLE but not GUARANTEED