

GARDEN STATE MLS**MULTIPLE LISTING SYSTEM PROPERTY PROFILE SHEET**
COM
 COMMERCIAL/INDUSTRIAL/
 INVESTMENT/OFFICE
PAGE 1
ML# (System Assigned) **® = A REQUIRED ENTRY****PROPERTY INFORMATION**

1) ® For Sale or Lease <input checked="" type="checkbox"/> For Lease <input type="checkbox"/> For Sale <small>FSOL (Must Choose Only 1)</small>		2) ® List Price <input type="text" value="3,500"/>	3) ® Price Per Sq Ft <input type="text" value="-"/>
4) ® List Date <input type="text" value="02/22/2023"/>	5) ® Expiration Date <input type="text" value="02/21/2024"/>	6) ® Possession <input type="text" value="at closing"/>	
7) ® County # / County Name <input type="text" value="16"/> <input type="text" value="Essex"/>	8) ® Town # / Town Name <input type="text" value="1614"/> <input type="text" value="Newark"/>		
9) ® Street # <input type="text" value="18-20"/>	10) ® Street Name <input type="text" value="Irvine Turner Blvd"/>	11) ® Zip <input type="text" value="07103"/>	12) Realtor.com Zip <input type="text"/>
13) Building # <input type="text"/>	14) ® Suite Number <input type="text" value="1"/>	15) ® Block Identifier <input type="text" value="2520"/>	16) ® Lot Identifier <input type="text" value="8"/>
17) Section/Subdiv/Development <input type="text"/>	18) Color of Building <input type="text"/>	19) ® Ownership Type <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input checked="" type="checkbox"/> Fee Simple	
20) ® Zoning <input type="text"/>	21) Zoning Compliance <input type="checkbox"/> Yes <input type="checkbox"/> No <small>ZonComp (Choose Only 1)</small>	22) Permitted Use <input type="text"/>	
23) Prior Use <input type="text"/>	24) Out of County <input type="text"/>		

GENERAL INFORMATION

25) Building Sq Ft <input type="text"/>	26) Available Sq Ft <input type="text"/>	27) Office Sq Ft <input type="text" value="1217"/>	28) Number of Stories <input type="text"/>
29) Number of Lavatories <input type="text"/>	30) Number of Unit <input type="text"/>	31) # Parking Spaces <input type="text"/>	32) Available Parking Spaces <input type="text"/>
33) Number of Bays <input type="text"/>	34) ® Number of Docks <input type="text" value="0"/>	35) Number of OH Doors <input type="text"/>	36) ® Max Door Height <input type="text" value="0"/>
37) Max Ceiling Height <input type="text"/>	38) Column Space <input type="text"/>	39) Floor Load <input type="text"/>	40) Number of Amps <input type="text"/>
41) Number of Volts <input type="text"/>	42) Total Acres <input type="text"/>	43) ® Approximate Lot Size <input type="text" value="25X100"/>	
44) ® Construction Date/Year Built <input type="text" value="2022"/>	45) Construction Date/Year Built Desc <input type="checkbox"/> Approximate <input type="checkbox"/> Historical <input checked="" type="checkbox"/> Renovated <input type="checkbox"/> Standing <input type="checkbox"/> To Be Built <input type="checkbox"/> Under Construction <input type="checkbox"/> Unknown		46) Renovated Year <input type="text" value="2023"/> <small>YrRen (Required if YBtDes = Renovated)</small>

Owner(s) Initials JKL**CONTINUED ON PAGE 2**

GENERAL INFORMATION (Continued)

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47) ® Property Type

- | | | |
|---|---|---|
| <input type="checkbox"/> Apartment Complex | <input type="checkbox"/> Condo Complex | <input type="checkbox"/> Free Standing Office |
| <input type="checkbox"/> Gas Station/Garage | <input type="checkbox"/> Hotel/Motel | <input type="checkbox"/> Industrial Complex - Heavy |
| <input type="checkbox"/> Industrial Complex - Light | <input type="checkbox"/> Manufacturing | <input checked="" type="checkbox"/> Mixed Use |
| <input type="checkbox"/> Office Building Complex | <input type="checkbox"/> Office/Apartments | <input checked="" type="checkbox"/> Office/Retail |
| <input checked="" type="checkbox"/> Restaurant | <input type="checkbox"/> Restaurant/Bar | <input type="checkbox"/> Retail Complex |
| <input type="checkbox"/> See Remarks | <input type="checkbox"/> Store With Apartment | <input type="checkbox"/> Store With Office |
| <input type="checkbox"/> Strip/Shopping Center | | |

PropType (1 Required; Choose up to 3)

48) ® Primary Property Type

Mixed Use

PROPERTY TYPE: only one property type selection will fit on some reports. Therefore, if the primary property type shown above is not the one you want to appear on these reports, you must change it.

49) Num of Apartments

50) Num 1 Bdrm Units

51) Num 2 Bdrm Units

52) Num 3 Bdrm Units

53) Num 4 Bdrm Units

54) Num Units w/Full Bath

55) Num Units w/Half Bath

56) ® Location

- | | | |
|---|--|---------------------------------------|
| <input checked="" type="checkbox"/> Business District | <input type="checkbox"/> Corner | <input type="checkbox"/> Freestanding |
| <input type="checkbox"/> Highway Location | <input type="checkbox"/> Industrial Park | <input type="checkbox"/> Office Park |
| <input checked="" type="checkbox"/> Residential Area | <input type="checkbox"/> Rural Area | <input type="checkbox"/> See Remarks |
| <input type="checkbox"/> Shopping Mall | <input type="checkbox"/> Strip Mall | |

Loc (1 Required; Choose up to 3)

57) Lot Description

- | | | |
|---|---|--|
| <input type="checkbox"/> Backs to Golf Course | <input type="checkbox"/> Backs to Park Land | <input type="checkbox"/> Corner |
| <input type="checkbox"/> Cul-De-Sac | <input type="checkbox"/> Flag Lot | <input type="checkbox"/> Irregular Lot |
| <input type="checkbox"/> Lake Front | <input type="checkbox"/> Lake On Lot | <input type="checkbox"/> Lake/Water View |
| <input type="checkbox"/> Level Lot | <input type="checkbox"/> Mountain View | <input type="checkbox"/> Open Lot |
| <input type="checkbox"/> Pond On Lot | <input type="checkbox"/> Possible Subdivision | <input type="checkbox"/> Private Road |
| <input type="checkbox"/> Skyline View | <input type="checkbox"/> Stream On Lot | <input type="checkbox"/> Waterfront |
| <input type="checkbox"/> Wooded Lot | | |

LotDes (Choose up to 3)

58) Construction

- ☒ Brick/Block
☐ Formed Concrete
☐ Metal Frame
☐ See Remarks
☒ Wood

Constr (1 Required; Choose up to 3)

59) Exterior Description

- | | |
|---|--|
| <input type="checkbox"/> Aluminum Siding | <input type="checkbox"/> Brick/Block |
| <input type="checkbox"/> Cedar Siding | <input type="checkbox"/> Composition Shingle |
| <input type="checkbox"/> Composition Siding | <input type="checkbox"/> Concrete |
| <input type="checkbox"/> Concrete Board | <input type="checkbox"/> Glass |
| <input type="checkbox"/> Metal | <input type="checkbox"/> See Remarks |
| <input type="checkbox"/> Vinyl Siding | <input type="checkbox"/> Wood |

ExtDes (1 Required; Choose up to 4)

60) Roof Description

- | | |
|--|--|
| <input type="checkbox"/> Asphalt Shingle | <input type="checkbox"/> Built-Up |
| <input type="checkbox"/> Composition Shingle | <input type="checkbox"/> Fiberglass |
| <input type="checkbox"/> Flat | <input type="checkbox"/> Imitation Slate |
| <input type="checkbox"/> Metal | <input type="checkbox"/> Rubberized |
| <input type="checkbox"/> See Remarks | <input type="checkbox"/> Slate |
| <input type="checkbox"/> Tile | <input type="checkbox"/> Wood Shingle |

Roof (1 Required; Choose up to 2)

61) ® Basement

- ☐ Yes
☒ No

Bas (Must Choose Only 1)

62) Basement Description

- | | | | | |
|---|--------------------------------------|-----------------------------------|---|---------------------------------------|
| <input type="checkbox"/> Bilco-Style Door | <input type="checkbox"/> Crawl Space | <input type="checkbox"/> Finished | <input type="checkbox"/> Finished-Partially | <input type="checkbox"/> French Drain |
| <input type="checkbox"/> Full | <input type="checkbox"/> Partial | <input type="checkbox"/> Slab | <input checked="" type="checkbox"/> Storage | <input type="checkbox"/> Unfinished |
| <input type="checkbox"/> Walkout | | | | |

BasDes (1 Required if Bas = Yes; Choose up to 4)

63) ® Parking/Driveway Description

- | | | |
|--|---|---|
| <input type="checkbox"/> 1 Car Width | <input type="checkbox"/> 2 Car Width | <input type="checkbox"/> Additional Parking |
| <input type="checkbox"/> Assigned | <input type="checkbox"/> Blacktop | <input type="checkbox"/> Circular |
| <input type="checkbox"/> Common | <input type="checkbox"/> Concrete | <input type="checkbox"/> Concrete Strip |
| <input type="checkbox"/> Crushed Stone | <input type="checkbox"/> Dirt | <input type="checkbox"/> Driveway-Exclusive |
| <input type="checkbox"/> Driveway-Shared | <input type="checkbox"/> Fencing | <input type="checkbox"/> Gravel |
| <input type="checkbox"/> Hard Surface | <input type="checkbox"/> Lighting | <input type="checkbox"/> Non-Surfaced |
| <input checked="" type="checkbox"/> None | <input type="checkbox"/> Off-Street Parking | <input type="checkbox"/> On-Street Parking |
| <input type="checkbox"/> Parking Lot-Exclusive | <input type="checkbox"/> Parking Lot-Shared | <input type="checkbox"/> Paver Block |
| <input type="checkbox"/> See Remarks | | |

Prk/DrvDes (1 Required; Choose up to 4)

64) Loading Information

- ☐ Drive-In Doors
☐ Enclosed Docks
☐ None
☐ Overhead Crane
☐ Rail Sidings
☐ See Remarks
☐ Truck Docks
☐ Water Dockage

Loading (Choose up to 6)

65) ® Equipment Available

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Appliances | <input type="checkbox"/> Burglar Alarm | <input type="checkbox"/> Exhaust System |
| <input checked="" type="checkbox"/> Fire Alarm | <input type="checkbox"/> Fixtures | <input type="checkbox"/> Floor Drains |
| <input type="checkbox"/> Freight Elevator(s) | <input type="checkbox"/> Fuel Pump | <input type="checkbox"/> Furniture |
| <input type="checkbox"/> Handicapped Access | <input type="checkbox"/> Handicapped Equipment | <input type="checkbox"/> Intercom |
| <input checked="" type="checkbox"/> Kitchen Area | <input type="checkbox"/> Lifts | <input type="checkbox"/> Machinery |
| <input type="checkbox"/> Office Equipment | <input type="checkbox"/> Passenger Elevator(s) | <input type="checkbox"/> Refrigeration Unit |
| <input checked="" type="checkbox"/> Restrooms - Private | <input checked="" type="checkbox"/> Restrooms - Public | <input type="checkbox"/> Security System |
| <input type="checkbox"/> See Remarks | <input type="checkbox"/> Sign - Building | <input type="checkbox"/> Sign - Freestanding |
| <input type="checkbox"/> Sign - Roof | <input checked="" type="checkbox"/> Smoke Detector | <input type="checkbox"/> Sprinkler System |
| <input type="checkbox"/> Storage Area(s) | <input type="checkbox"/> Storage Tank | |

Prk/DrvDes (1 Required; Choose up to 8)

66) Flooring

- ☐ Carpeting
☐ Concrete
☐ Laminate
☐ Parquet
☐ See Remarks
☐ Stone
☐ Tile
☐ Vinyl-Linoleum
☐ Wood

Floor (Choose up to 5)

Owner(s) Initials

DS

JRL

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GENERAL INFORMATION (Continued)

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67) ® Documents Available

- ☐ Building Plans
☐ Financial Statement
☐ Income & Expenses
☒ No Documents Available
☐ See Remarks
☐ Standard Industrial Classification

Docs (1 Required; Choose up to 6)

- ☐ ECRA Clearance
☐ Financing
☐ Leases
☐ Pro Forma
☐ Site Plan
☐ Survey

68) DEP Status

- ☐ ISRA Compliance
☐ NFA
☐ See Remarks
☐ Unknown

DEP (Choose up to 4)

REMARKS

69) ® Directions

Norfolk to Jones to Irvine Turner

Dir (Max Characters allowed 150)

70) Client Remarks

Newly renovated spacious storefront, possibilities are restaurant, retail, office space. Close to public transportation and business district. Opportunity to get in before brand new apartment complex of 150+ units opens up (heavy foot traffic).

CRem PLEASE NOTE: DO NOT INCLUDE ANY AGENT OR CONTACT INFORMATION. (Max Characters allowed 200)

71) Additional Client Remarks

AddCRem PLEASE NOTE: THESE REMARKS WILL ONLY APPEAR IN THE CLIENT FULL REPORT, AGENT COMPLETE REPORT OR A CUSTOM REPORT. DO NOT INCLUDE ANY AGENT OR CONTACT INFO. (Max Characters allowed 620)

72) Agent Remarks

NTN required, 1.5 month security, 1 month upfront, 1 month broker's fee to be paid by tenant.

ARem (Max Characters allowed 200)

Owner(s) Initials

DS

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UTILITIES

COM Page 4

73) ® Heating

- ☐ 1 Unit
☐ 3 Units
☐ Auxiliary Electric Heat
☐ Baseboard - Electric
☐ Cent Register Heat
☐ Floor/Wall Heater
☐ Geothermal
☐ Multi-Zone
☐ Radiant - Electric
☐ Radiators - Hot Water
☐ See Remarks
- ☐ 2 Units
☐ 4+ Units
☐ Baseboard - Cast Iron
☐ Baseboard - Hotwater
☐ Electric Filter
☒ Forced Hot Air
☐ Heat Pump
☐ No Heat
☐ Radiant - Hot Water
☐ Radiators - Steam
☐ Space Heater

Heat (1 Required; Choose up to 4)

74) ® Fuel Type

- ☐ Coal
☒ Gas-Natural
☐ Gas-Propane Owned
☐ None
☐ Oil Tank Above Ground - Outside
☐ See Remarks
☐ Solar-Owned
- ☐ Electric
☐ Gas-Propane Leased
☐ Kerosene
☐ Oil Tank Above Ground - Inside
☐ Oil Tank Below Ground
☐ Solar-Leased
☐ Wood

Fuel (1 Required; Choose up to 3)

75) ® Cooling

- ☒ 1 Unit
☐ 3 Units
☐ Built-In
☐ Ductless Split AC
☐ Geothermal
☐ Multi-Zone Cooling
☐ See Remarks
☐ Window A/C(s)
- ☐ 2 Units
☐ 4+ Units
☐ Central Air
☐ Elec Air Filter
☐ Heat Pump
☐ No Cooling
☐ Wall A/C Unit(s)

Cool (1 Required; Choose up to 6)

76) Services

- ☐ Cable TV
☐ Fiber Optic
☐ Garbage Extra Charge
☐ Internet Available
☐ Prewired for Phone
- ☐ Cable TV Available
☐ Fiber Optic Available
☐ Garbage Included
☐ Prewired for Internet

Serv (Choose up to 3)

77) ® Utilities

- ☐ All Underground
☐ Gas In Street
☐ Gas-Propane
- ☒ Electric
☒ Gas-Natural
☐ See Remarks

Util (1 Required; Choose up to 3)

78) Utilities Paid by

- ☐ Landlord
☐ Other
☒ Tenant

UtilPdBy (Choose up to 1)

79) ® Water

- ☐ Association
☒ Public Water
☐ Shared Well
☐ Well
- ☐ Private
☐ See Remarks
☐ Water Charge Extra

Water (1 Required; Choose up to 3)

80) ® Sewer

- ☐ Association
☐ Dry Well
☐ Public Available
☐ See Remarks
☐ Sewer Charge Extra
- ☐ Cesspool
☐ Private
☒ Public Sewer
☐ Septic
☐ Shared Sewer

Sewer (1 Required; Choose up to 3)

FINANCIAL INFORMATION

81) ® Sale Includes

- ☐ Building & Business
☐ Equipment
☐ Operating Licenses
- ☐ Building & Land
☐ Inventory
☐ See Remarks
- ☐ Building Only
☒ Lease Only

SaleIncl (1 Required; Choose up to 6)

82) Expenses Include

- ☐ Accounting/Legal
☐ Gas/Oil
☐ Maintenance - Interior
☐ See Remarks
☐ Trash Removal
- ☐ Advertising
☐ Insurance
☐ Payroll
☐ Snow Removal
☐ Water/Sewer
- ☐ Electricity
☐ Maintenance - Exterior
☐ Property Management
☐ Taxes

ExpIncl (1 Required; Choose up to 6)

83) Farm Assessment

- ☐ Yes
☐ No

FrmAsm (Choose Only 1)

84) ® Easement

- ☐ Yes
☐ Unknown
☒ No

Eas (Must Choose Only 1)

85) Easement Desc

EasDes (Required if Easement = Yes)

86) ® Assessment Land

87) ® Assessment Bldg

88) ® Assessment Total

89) ® Tax Amount

90) ® Tax Year

91) ® Tax Rate Amount

92) ® Tax Rate Year

93) Gross Operating Income

94) Total Operating Expense

95) Net Operating Income

96) Monthly Maintenance Fee

97) Common Area Maintenance

98) Capitalization Rate

 Owner(s) Initials DS
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LEASE INFORMATION

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99) Landlords Work

100) PreRental Requirements

101) Free Rent

- ☐ Yes ☐ No
☐ See Remarks
 FreeRent (Must Choose Only 1)

102) Lease Type

- ☒ Gross
☐ Mixed
☐ Modified
☐ Net
☐ Other
☐ Primary
☐ Sublease
 LseTyp (Must Choose Only 1)

103) Lease Information

- ☐ 1 Year Minimum
☐ 3-5 Year Minimum
☐ CAM Charges
☐ Month-To-Month
☐ Options Available
☐ Security Deposit Required
☐ Sub-Lease
☒ 2 Year Minimum
☐ 5 Or More Years
☐ Escalation Clause
☐ Negotiable
☐ Percent Lease
☐ See Remarks
 LeaseInfo (1 Required; Choose up to 2)

104) Available

- ☒ Immediately
☐ Negotiable
☐ See Remarks
☐ Vacant
 Avail (1 Required; Choose up to 2)

105) Tenant/Landlord Pays Comm.

- ☐ Landlord Pays Commission
☒ Tenant Pays Commission
☐ Tenant/Landlord Pays Commission
 Ten/LiCom (Must Choose Only 1)

106) Lease Includes

- ☐ Building Insurance
☐ Electric
☒ See Remarks
☐ Water
☐ Building Maintenance
☐ Gas
☐ Sewer
☐ Common Area Maint
☐ Heat
☐ Taxes
☐ Cooling
☐ Janitor Services
☐ Trash Removal
 LeaseInc (1 Required; Choose up to 12)

107) Tenant Pays

- ☐ Association Fee
☒ Electric
☒ Heat
☐ Maintenance-Common Area
☐ Maintenance-Pool
☐ Oil
☐ Repairs
☐ Sewer
☐ Trash Removal
☐ Cable T.V.
☒ Gas
☐ Hot Water
☐ Maintenance-Lawn
☐ No Utilities
☐ Repair Insurance
☐ See Remarks
☐ Snow Removal
☐ Water
 TenPay (1 Required; Choose up to 8)

108) Owner Pays

- ☐ Association Fee
☐ Electric
☐ Heat
☐ Maintenance-Common Area
☐ Maintenance-Pool
☐ Oil
☐ Repairs
☐ Sewer
☐ Trash Removal
☐ Cable T.V.
☐ Gas
☐ Hot Water
☐ Maintenance-Lawn
☐ No Utilities
☐ Repair Insurance
☐ See Remarks
☐ Snow Removal
☒ Water
 OwnPay (1 Required; Choose up to 8)

OFFICE INFORMATION

109) ® Listing Agent ID

304827

110) Co-List Agent ID

395303

111) ® Buyer Broker Comp

0.5 - \$150

112) ® Transaction Broker Comp

0

113) ® Sub-Agent Comp

0

114) ® Variable Commission

- ☐ Yes
☒ No
 VarComm (Must Choose Only 1)

115) ® Business Relationship

- ☒ Disclosed Dual Agent
☐ Transaction Broker
☐ Seller Agent
 BusRel (Must Choose Only 1)

116) ® Listing Type

- ☐ Corporate Rider
☒ Exclusive Right to Sell
☐ Named Exception
☐ Exclusive Agency
☐ Lender Owned
 LType (1 Required; Choose up to 4)

117) ® Seller Lender Approval Req.

- ☐ Yes
☐ Call LA
☒ No
 LendAppr (Must Choose Only 1)

118) Seller Disclosure Avail.

- ☐ Yes
☒ No
 SDA (Choose Only 1)

119) ® Sign on Property

- ☐ Yes
☒ No
 Sign (Must Choose Only 1)

120) ® Show Instructions

- ☐ By Appointment-24 Hour Notice
☐ Call Tenant
☐ Limited Hours-Call LO
☐ Owner is Licensed RE Agent
☐ Text Owner/Tenant
☐ Call Listing Agent
☐ Courtesy Call
☐ Listing Agent to Accompany
☐ Pet Instructions
☐ Under Construction
☐ Call Listing Office
☐ GSMLS Lockbox
☐ New Subdivision
☐ See Showing Instructions
☐ Vacant
☐ Call Owner
☐ Key With Listing Office
☐ Not Built
☒ Text Agent
 Show (1 Required; Choose up to 5)

121) Special Show Instructions

Text LA Ridhi 201-780-8127 or GG 908-514-9225 for showing

Instr - Required if Showing Instructions = See Showing Instructions or Pet Instructions. (Max Characters allowed 150)

Owner(s) Initials

JRL

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OFFICE INFORMATION (Continued)

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122) ® Owners Name

JENKINS & REED, LLC

123) Owners Phone

124) ® GSMLS.COM

☒ Yes☐ No

GS.Com (Must Choose Only 1)

Seller grants Broker the right to publish any information contained on this form (through the GSMLS). The information has been furnished by the Seller and/or other sources, and is not guaranteed by the Broker or MLS. Age, square feet, etc., and all dimensions are approximate.

Agent ID #	304827 & 395303	Agent Name	Ridhi Radia & Gilbert Gray	Office Name	KP Edgestone Realty
Broker/Salesperson Sig.	<i>Ridhi Radia</i>	<i>Gilbert Gray</i>	Date	2/13/2023	2/13/2023
Owner's Signature	<i>Jenkins & Reed, LLC</i>	Date	2/16/2023		
Owner's Signature		Date			