

# 17-19 BROAD STREET

## RED BANK, NEW JERSEY

Stabilized Trophy Mixed-Use Asset in the Premier Red Bank CBD

INVESTMENT MEMORANDUM TEASER



### A RARE MAIN-STREET INCOME ASSET

Located in the heart of Red Bank's hospitality and retail corridor, this stabilized mixed-use investment combines premium commercial tenancy, residential income, and a high-visibility

REAL ESTATE ACQUISITION ONLY

### INVESTMENT SNAPSHOT

ASKING PRICE  
**\$7,700,000**

EFFECTIVE CAP RATE  
**5.0%**

LANDLORD GROSS INCOME  
**\$407,700**

LANDLORD NET INCOME  
**\$384,050**

ZERO VACANCY  
**0%**

LOT AREA  
**8,436 SF**

### CORE VALUE DRIVERS

- Premier Broad Street / Red Bank CBD location
- Diversified commercial and residential income
- NNN and modified-gross lease structures
- Tax pass-through shield reduces landlord exposure
- Contractual rent escalations from 2026-2030
- Ideal 1031 exchange deployment profile

### STABILIZED RENT ROLL

Commercial Anchors	<b>\$30,500/mo</b>
Residential Units	<b>\$5,475/mo</b>
Tax Recovery	<b>\$75,350/yr</b>

## BIELAT SANTORE & COMPANY

Restaurant & Hospitality Real Estate

# FINANCIAL PERFORMANCE & INVESTMENT POSITIONING

17-19 Broad Street | Red Bank CBD | Stabilized Mixed-Use Income Asset



## STABILIZED RENT ROLL (MAY 2026)

Tenant	Space Type	Monthly	Annual	Tax Pass
Catezza (19 Broad Anchor)	Restaurant	\$17,500	\$210,000	\$46,750
Cafe Pari	Cafe / Wine Bar	\$4,000	\$48,000	\$22,000
De Vu Salon	Salon	\$4,000	\$48,000	\$6,600
King Baby	Retail / Studio	\$3,000	\$36,000	\$0
Vivolo (19 Broad Apt)	Residential	\$2,625	\$31,500	\$0
Tricanico (17 Broad Apt)	Residential	\$2,850	\$34,200	\$0
<b>BOTTOM LINE TOTALS</b>	<b>TOTAL</b>	<b>\$33,975</b>	<b>\$407,700</b>	<b>\$75,350</b>

## VALUATION PROFILE

Target Price	<b>\$7,700,000</b>
Effective Cap Rate	<b>5.0%</b>
Landlord Gross Income	<b>\$407,700</b>
Landlord Net Income	<b>\$384,050</b>
Monthly Base Rent	<b>\$33,975</b>

## INVESTMENT THESIS

- 01** High-barrier CBD footprint with strong hospitality tenancy and retail visibility.
- 02** Mixed commercial/residential revenue profile creates diversified income support.
- 03** Lease structures shift utilities, repairs, and taxes away from landlord risk.
- 04** Contractual escalations provide embedded yield expansion through 2030.

## ACQUISITION PARAMETERS

<b>Scope</b>	Real Estate Acquisition Only
<b>Disclosure</b>	Information obtained from sources deemed reliable.
<b>Profile</b>	1031 Exchange suitability
<b>Stability</b>	Zero-vacancy income stream
<b>Positioning</b>	Premier Red Bank submarket

EXCLUSIVELY PRESENTED BY

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