

PLAINFIELD, NEW JERSEY MIXED USE PORTFOLIO

Properties Can Be Sold Individually Or As A Portfolio





EXECUTIVE SUMMARY

NAI DiLeo-Bram & Co. is pleased to have been selected to exclusively market for sale a portfolio of 7 mixed-use buildings all located within a .75 mile radius in downtown Plainfield. The properties are all income-producing, with 100% fully leased apartment units and the potential to produce additional income through retail leasing. The average monthly rent for a residential apartment in this portfolio is currently \$2,590/month. Each property in this portfolio is strategically located steps away from North Avenue Plainfield Train Station, providing easy access to NJ Transit's Raritan Valley Line for commuting to Newark and New York City. The station is also a hub for multiple NJ Transit bus routes, enhancing connectivity to regional job centers like Newark and Elizabeth. The properties along North Avenue and Gavett Place are part of the City's Transit-Oriented Development (TOD) North Avenue Development Plan and redevelopment efforts are currently underway in this area of Plainfield. The City Council actively adopts amendments aimed at establishing parking criteria for recreational uses and improve accessibility and community activities.

Downtown Plainfield boasts a reemerging dining scene with diverse restaurants, such as local eateries along Park and Watchung Avenues, complemented by cultural attractions like the Drake House Museum and Union County Performing Arts Center. Nearby educational institutions, including Union County College (accessible via bus in ~58 minutes) and quality local schools, add family-friendly appeal. Green spaces like Green Brook Park and Cedar Brook Park offer recreational opportunities, while the city's Transit Village designation and TOD zones near Plainfield and Netherwood stations encourage dense, mixed-use projects with incentives for developers. The city is also considering proposals to create a pedestrian plaza to enhance the vibrancy around the train station.

With ongoing projects enhancing this thriving downtown area, Plainfield's blend of transit access, community vibrancy, and development friendly policies makes it an attractive hub for investors.



PLAINFIELD PORTFOLIO SUMMARY

TOTAL RENTAL UNITS	
80	
RETAIL UNITS	CELL ANTENNA LEASE
11	1
RESIDENTIAL UNITS (100% OCCUPIED)	
68	
ONE BEDROOM	2 BEDROOM
16	43
STUDIO	3 BEDROOM
7	2



MULTI FAMILY SUBMARKET OVERVIEW

12 Mo Delivered Units

124K

12 Mo Absorption Unit

152K

Vacancy Rate

5.9%

12 Mo Absorption Units

0.6%

With the third quarter of 2025 underway, multifamily owners across Western Union County are watching another surge of project completions weigh on occupancy metrics and rent growth. Renter demand was at an all-time high in 2024, as net absorption totaled 761 units, outperforming the prior year's record by around 115 units. The measure outpaced new supply by 350 units last year, guiding the average vacancy rate lower by more than 250 basis points to 5.3% at the end of 2024.

The area remains a development hotbed, with 600 units in the pipeline, representing 4.1% of existing inventory. However, the leasing environment will remain challenged in the second half, keeping the vacancy rate around 7% and outpacing the 10-year average of 4.8%. Western Union County is primarily comprised of suburban homeowners. Rising home prices and a limited apartment inventory have fueled development over the past few years, with a net 3,300 units added since 2020 alone. Multifamily housing stock is largely concentrated in Plainfield, Summit, and Westfield.

Asking rents in this submarket, at an average of \$2,700/month, rank near the top of Northern New Jersey and have grown by 2.1% over the past 12 months

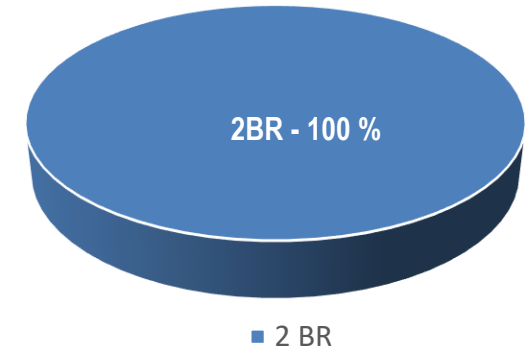
Retail rental averages in the Route 22 East Retail Submarket is \$26.00/sf with the average retail rents for this portfolio is currently \$23.00/sf.

PROPERTY INFORMATION



The Art Lofts, 148-158 E. Second Street, Plainfield
RESIDENTIAL & RETAIL - 100% LEASED

PROPERTY INFORMATION



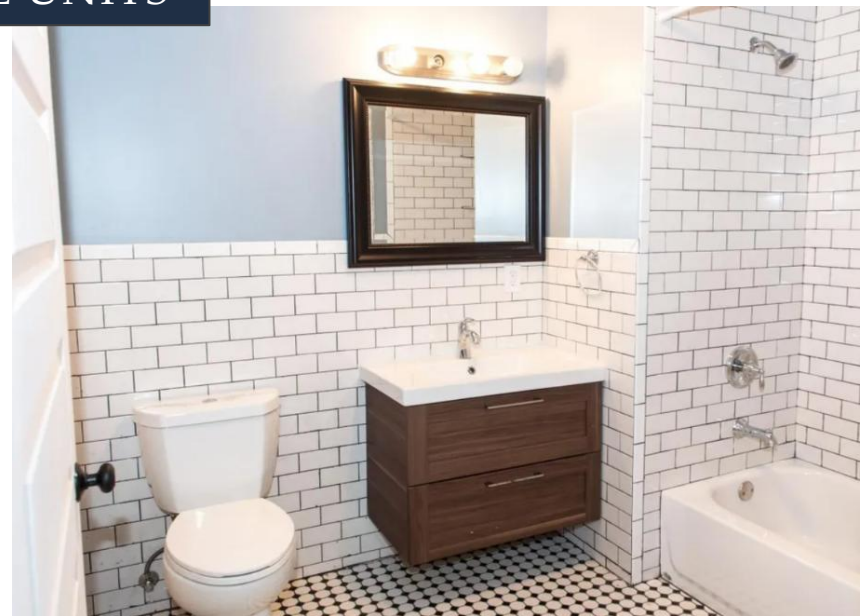
The Art Lofts, 148-158 E. Second Street, Plainfield

Property SF	23,000 SF
Description	5 Story Residential/Retail Building
Units	20 Residential Apartments (All 2-BR Units) FULLY LEASED
Retail Space	4,200 SF Retail Space FULLY LEASED
Year Built	2017
Lot Size	.35 Acres

The **Art Lofts** at 148-158 E. 2nd St., Plainfield, is a distinctive residential building offering a blend of historic charm and modern living. Originally part of Plainfield's rich architectural heritage, this multi-unit property has been thoughtfully converted into loft-style apartments, catering to those seeking a unique urban experience. The building features spacious, open-plan layouts with high ceilings and large windows, preserving its artistic character while incorporating contemporary amenities such as updated kitchens and bathrooms. The location is highly convenient, situated in downtown Plainfield near the Plainfield North Avenue Train Station, providing easy access to NJ Transit's Raritan Valley Line for commuting to Newark and New York City.



RESIDENTIAL UNITS

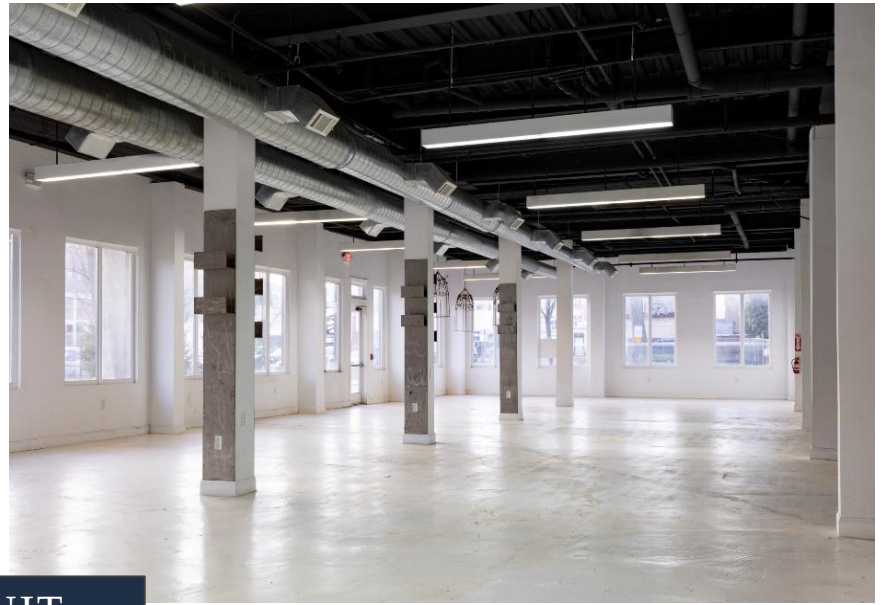


PROPERTY PHOTOS

The Art Lofts, 148-158 E. Second Street, Plainfield

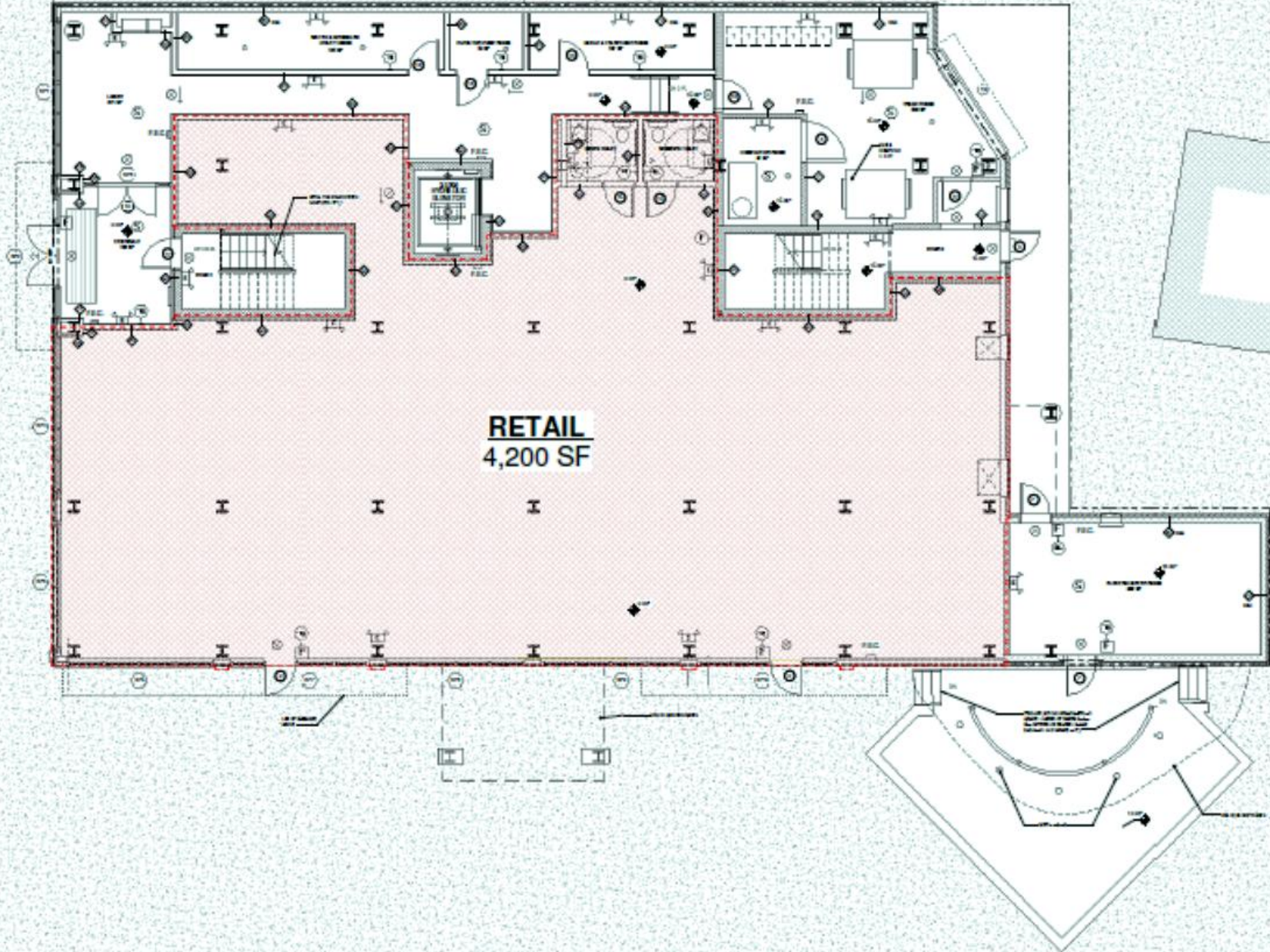


RETAIL UNIT



PROPERTY PHOTOS

The Art Lofts, 148-158 E. Second Street, Plainfield



RETAIL FLOOR PLAN

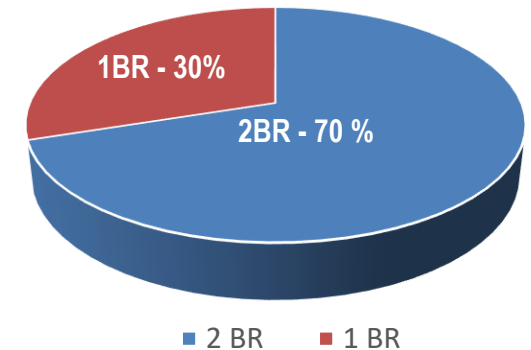
The Art Lofts, 148-158 E. Second Street, Plainfield

PROPERTY INFORMATION



Gavett Place, 130 E 2nd Street, Plainfield
RESIDENTIAL- 100% LEASED

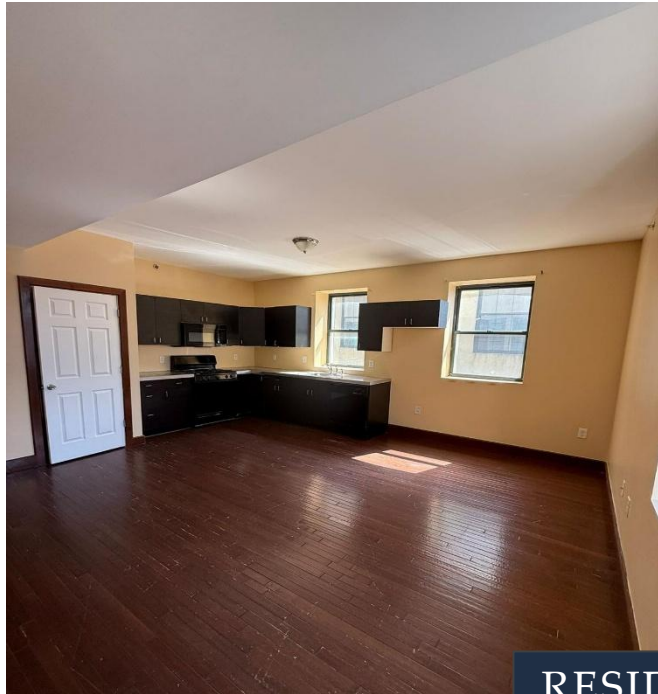
PROPERTY INFORMATION



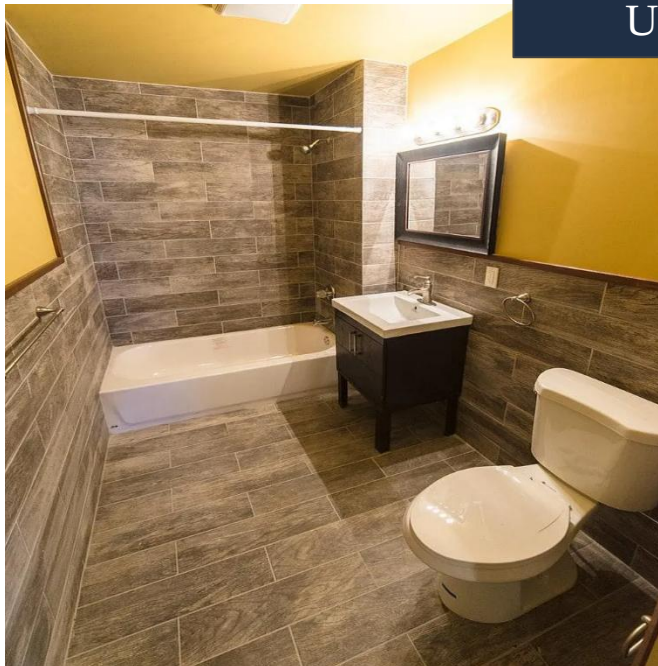
Gavett Place, 130 E. 2nd Street, Plainfield

Property SF	17,280 SF
Description	4 Story Residential/Retail Building
Units	13 Apartments (4 One-BR Units / 9 Two-BR Units) FULLY LEASED
Retail Space	+/- 2860 SF Retail Space w/ outdoor space
Year Built	1956 (renovated 2013)
Lot Size	.13 Acre

Gavett Place at 130 E. 2nd St., Plainfield, NJ, is a recently updated mixed use building offering a blend of historic charm and contemporary living. This multi-unit property offers spacious units with features that include hardwood floors, modern concrete countertops, tiled bathrooms, walk-in closets, and washer/dryer hookups. The building is equipped with central heat and air conditioning, an intercom system, and is pet-friendly. Located just steps away from Plainfield Train Station and municipal parking, providing easy commuter access to Newark and New York City via the NJ Transit Raritan Valley Line. The property is also part of Plainfield's TOD North Avenue Development Plan.

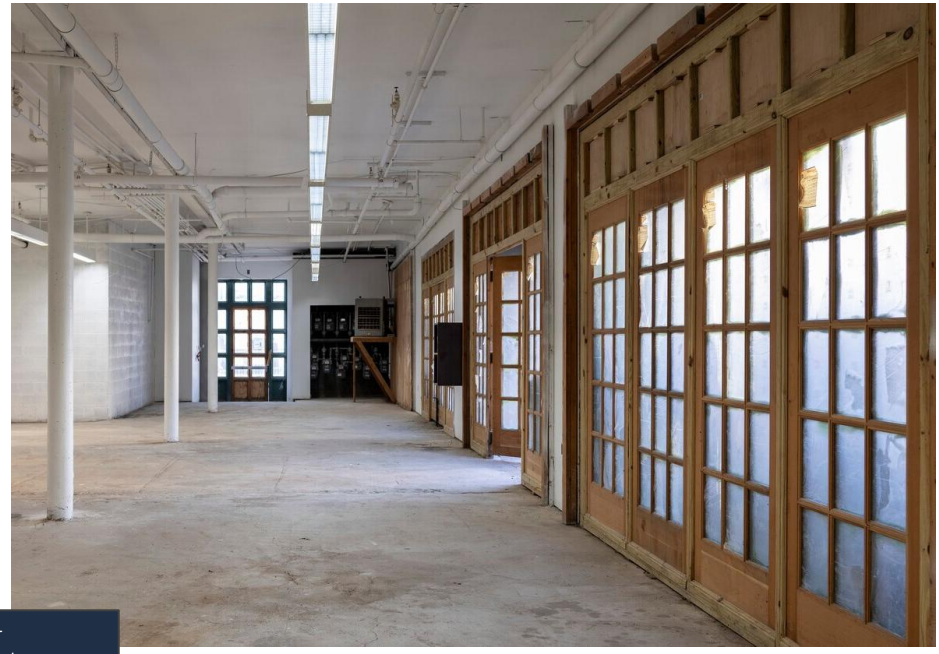
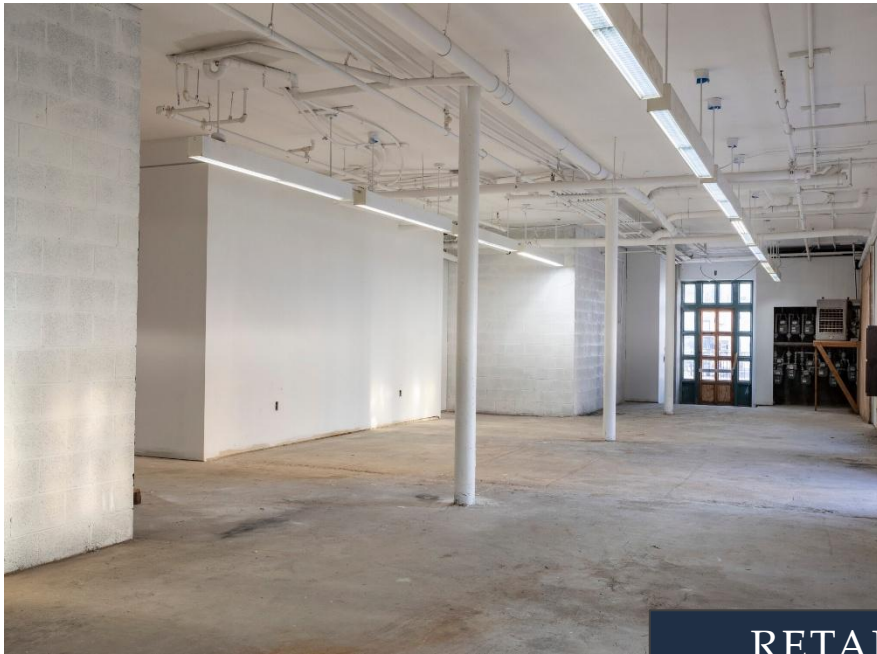


RESIDENTIAL
UNITS

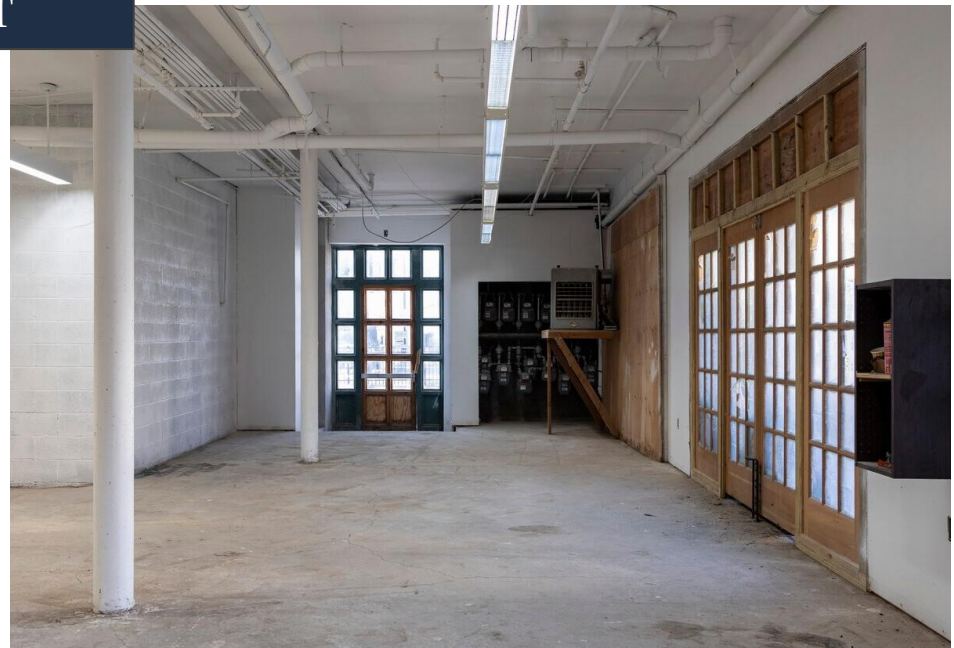
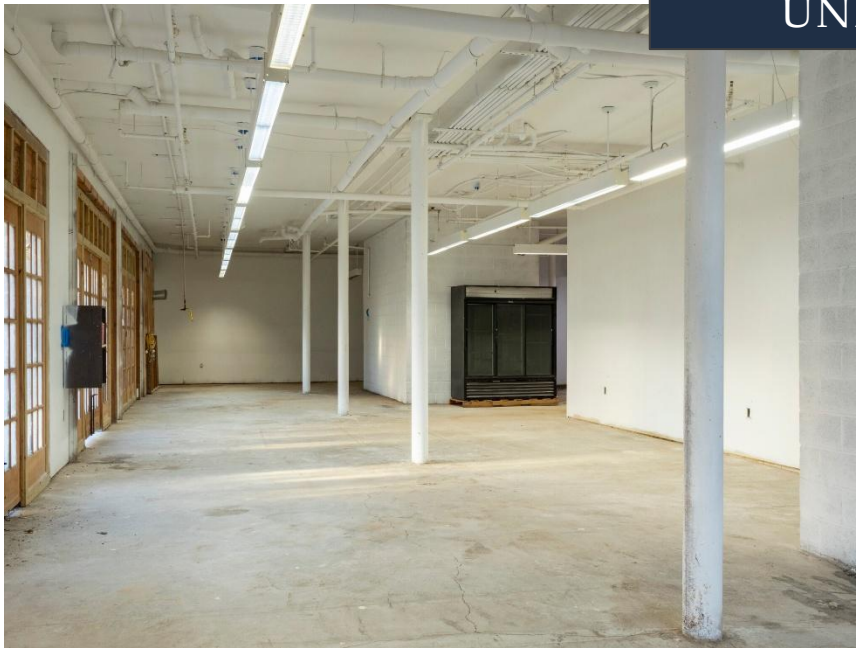


PROPERTY PHOTOS

Gavett Place, 130 E 2nd St, Plainfield



RETAIL
UNIT



PROPERTY PHOTOS

Gavett Place, 130 E 2nd St, Plainfield



1 FIRST FLOOR PLAN
 SCALE: 1/16" = 1'-0"

FLOOR PLAN – FIRST FLOOR RETAIL

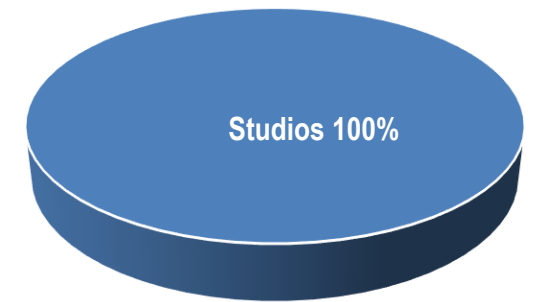
Gavett Place, 130 E 2nd St, Plainfield

PROPERTY INFORMATION



134-136 North Avenue, Plainfield
RESIDENTIAL 100% LEASED

PROPERTY INFORMATION

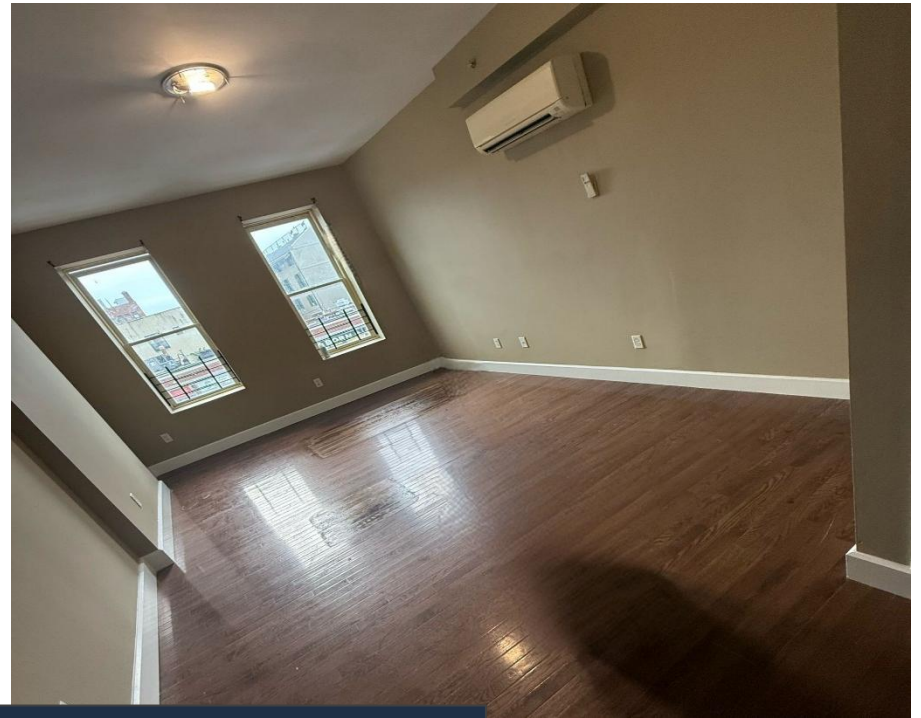


■ Studio Apartments

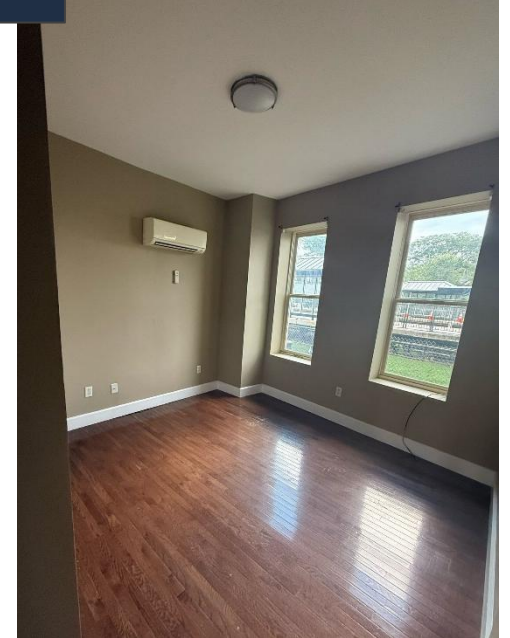
134-136 North Avenue, Plainfield

Property SF	6,200 SF
Description	4 Story Restored Historic Residential/Retail Building
Units	6 Residential Apartments (All studio) FULLY LEASED
Retail Space	2,620 SF Retail Space
Year Built	1890
Lot Size	.04 Acres

134-136 North Ave., Plainfield, NJ is a multi-unit property that includes a mix of residential and commercial space. The building, originally constructed in 1890, has a storefront retail/office space in addition to apartments. The location is highly convenient, situated in downtown Plainfield near the Plainfield North Avenue Train Station, providing easy access to NJ Transit's Raritan Valley Line for commuting to Newark and New York City. The neighborhood is experiencing revitalization, with nearby developments adding modern amenities and shopping options, enhancing the appeal for renters seeking a blend of historic charm and urban accessibility. The property is also part of Plainfield's TOD North Avenue Development Plan.



RESIDENTIAL UNITS

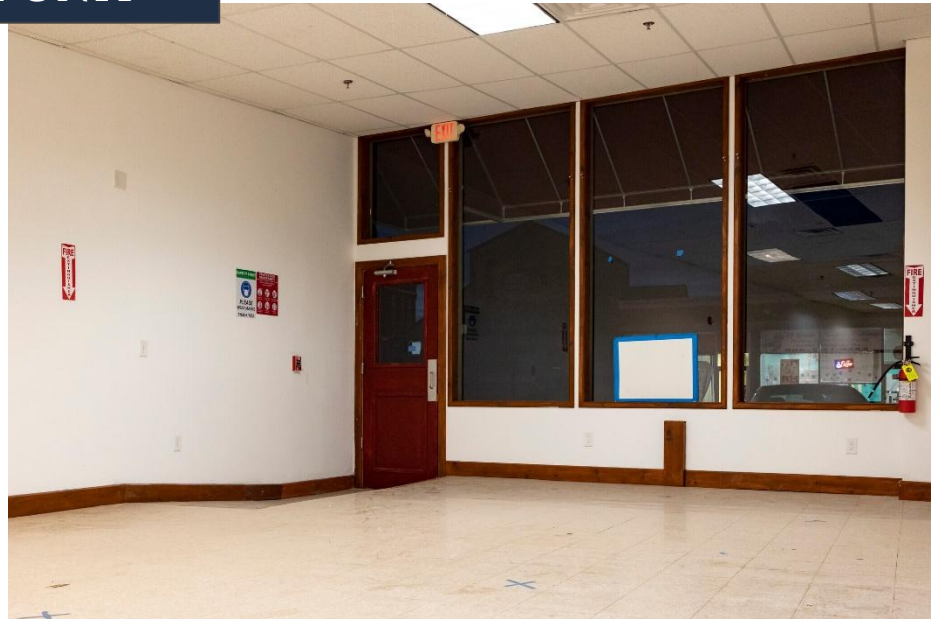


PROPERTY PHOTOS

134-136 North Avenue, Plainfield



RETAIL UNIT



PROPERTY PHOTOS

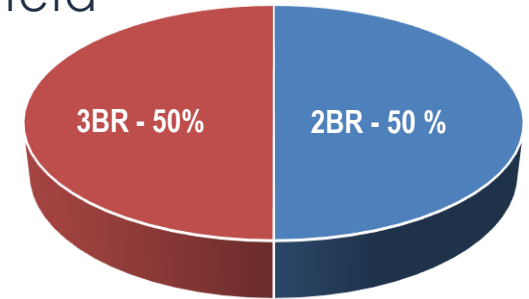
134-136 North Avenue, Plainfield

PROPERTY INFORMATION



138-144 North Avenue, Plainfield RESIDENTIAL 100% LEASED

PROPERTY INFORMATION



■ 2 BR ■ 3 BR

138-144 North Avenue, Plainfield

Property SF	8,820 SF
Description	3 Story Restored Historic Residential/Retail Building
Units	4 Residential Apartments (2 Two BR Units/2 Three BR Units) FULLY LEASED
Retail Space	4,240 SF Retail Space- 2 Units (Unit B 2,120 sf LEASED)
Year Built	1890 (Renovated 2013)
Lot Size	.08 Acres

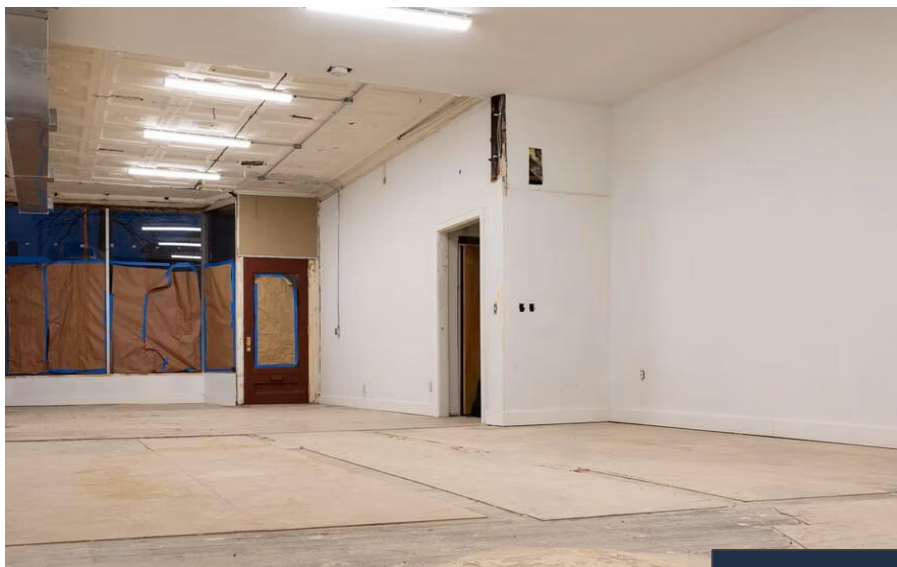
138-144 North Ave., Plainfield, NJ is a historic commercial building with residential units, constructed in 1890 and features a three-story brick facade with ornate details. The building includes four apartment units across the second and third floors, alongside retail on the ground level. Recent renovations have added modern amenities such as exposed brick walls, hardwood flooring, new eat-in kitchens with concrete countertops, updated bathrooms with ceramic tiles, and central heating and air conditioning. It is located one block from the North Avenue Train Station, offering convenient NJ Transit access to Newark and New York City, and is near local shops, the library, and parks. The property is also part of Plainfield's TOD North Avenue Development Plan.

RESIDENTIAL UNITS

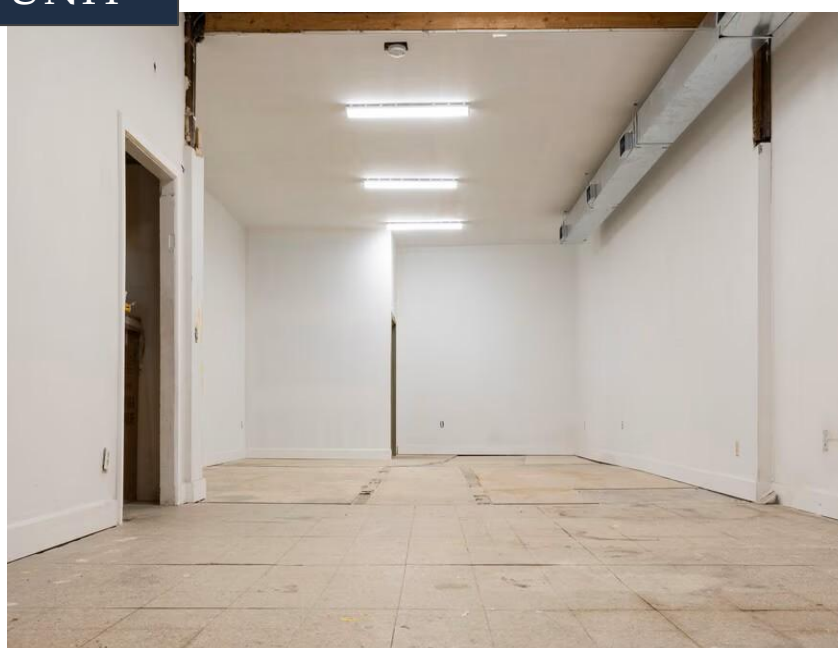
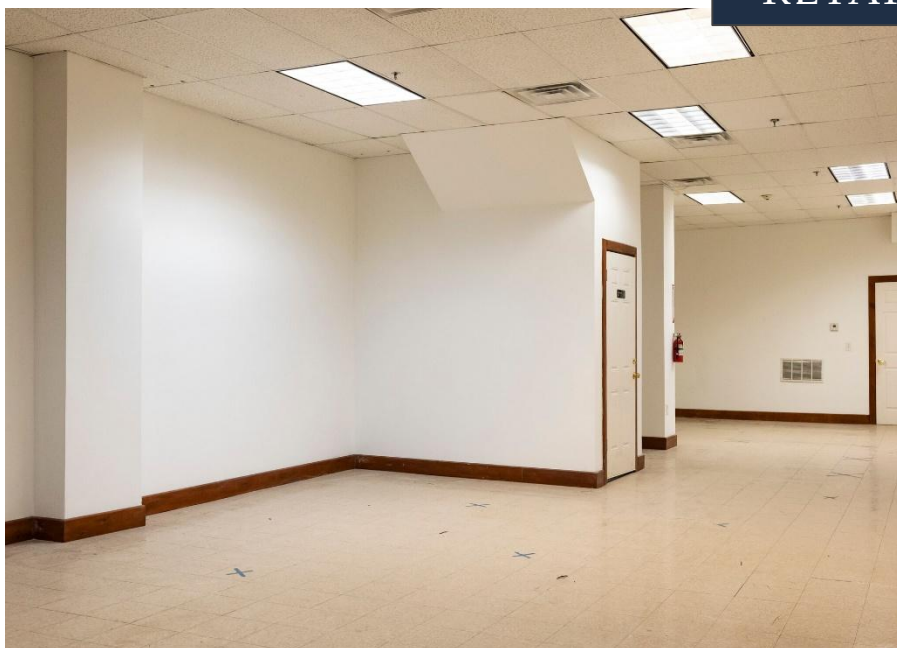


PROPERTY PHOTOS

138-144 North Avenue, Plainfield



RETAIL UNIT



PROPERTY PHOTOS

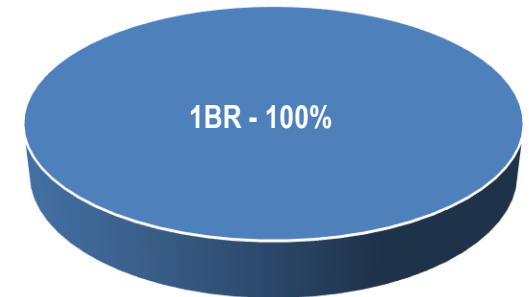
138-144 North Avenue, Plainfield

PROPERTY INFORMATION



100-110 North Avenue, Plainfield RESIDENTIAL & RETAIL SPACE 100% LEASED

PROPERTY INFORMATION



■ 1 BR

100-110 North Avenue, Plainfield

Property SF	20,206 sf
Description	4 Story Restored Historic Residential/Retail Building
Units	12 Residential Apartments (All 1 BR Units) 100% LEASED
Retail Space	3,506 sf Total Retail Space (4 Units) 100% LEASED
Year Built	1890 Renovated 2023
Lot Size	.1 Acres

100-110 North Avenue, Plainfield, NJ was built in 1871 and was renovated in 2023, offering a mix of historic charm and contemporary living in a convenient location. Newly renovated apartments include amenities such as modern kitchens, in-unit laundry hookups, hardwood flooring, tiled bathrooms as well as elevator access, and available parking spaces. The building is located just a 2-3 minute walk from the North Avenue Plainfield Train Station, providing easy NJ Transit access to Newark and New York City. The property is also part of Plainfield's TOD North Avenue Development Plan.



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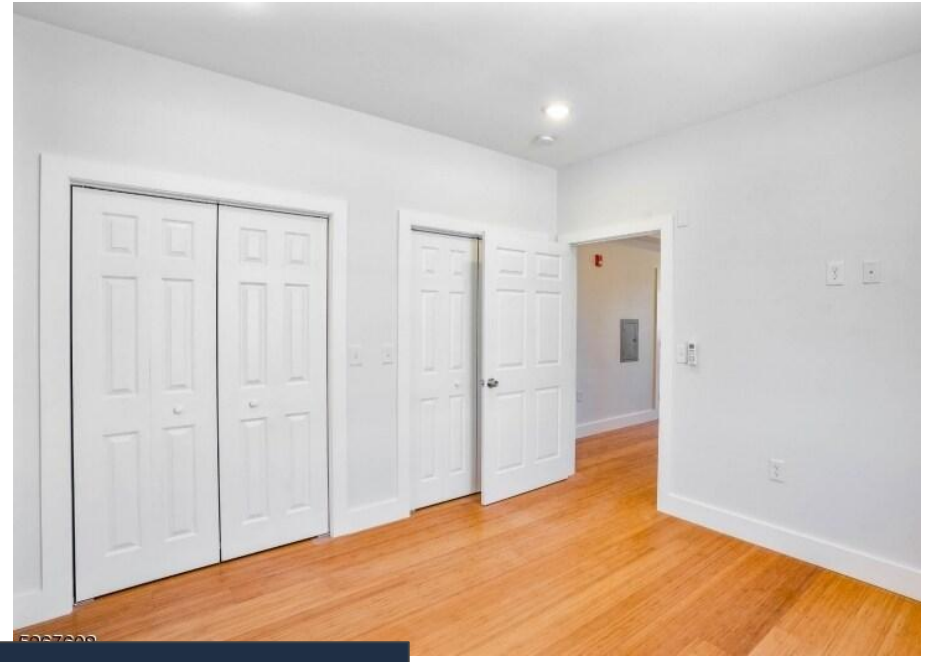
RESIDENTIAL UNITS



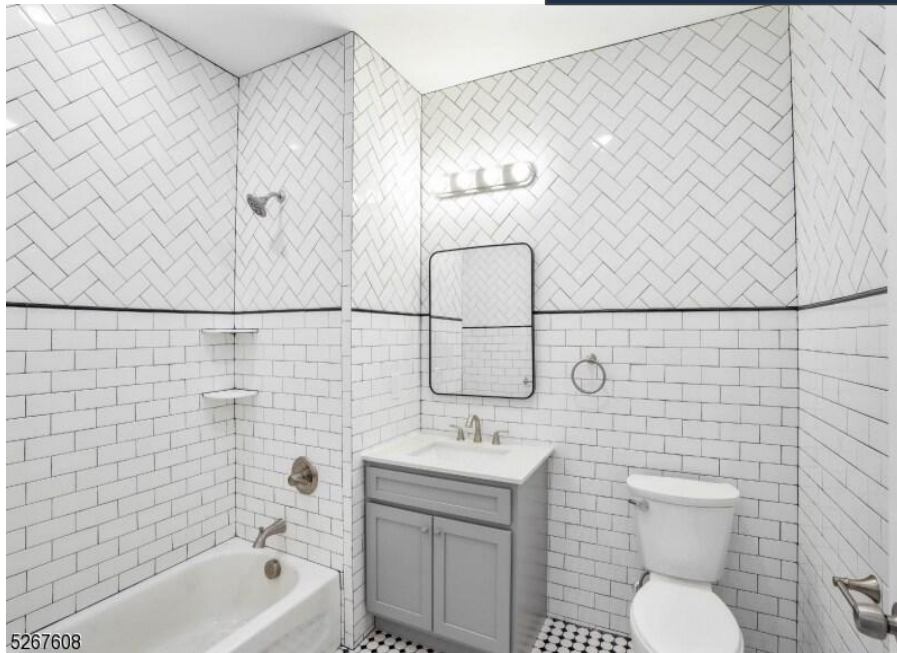
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PROPERTY PHOTOS

100-110 North Avenue, Plainfield



RESIDENTIAL UNITS



PROPERTY PHOTOS

100-110 North Avenue, Plainfield

PROPERTY INFORMATION

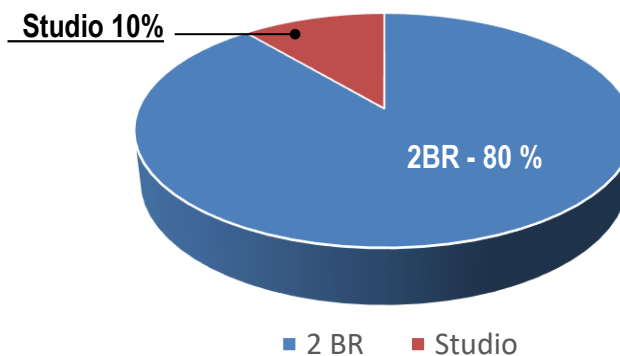


177-185 North Avenue, Plainfield RESIDENTIAL APARTMENTS 100% LEASED

PROPERTY INFORMATION

177-185 North Avenue, Plainfield

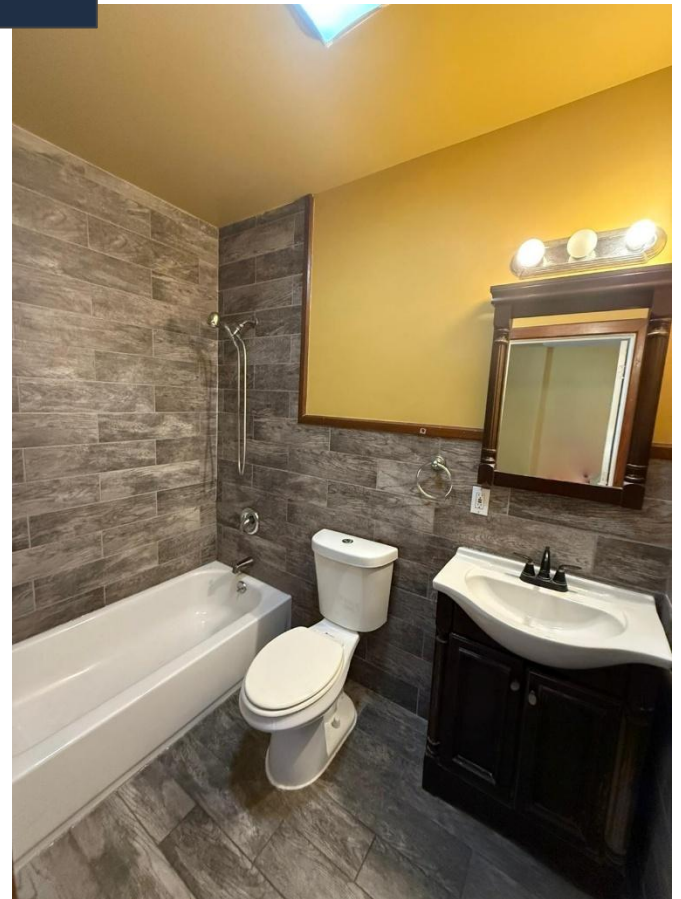
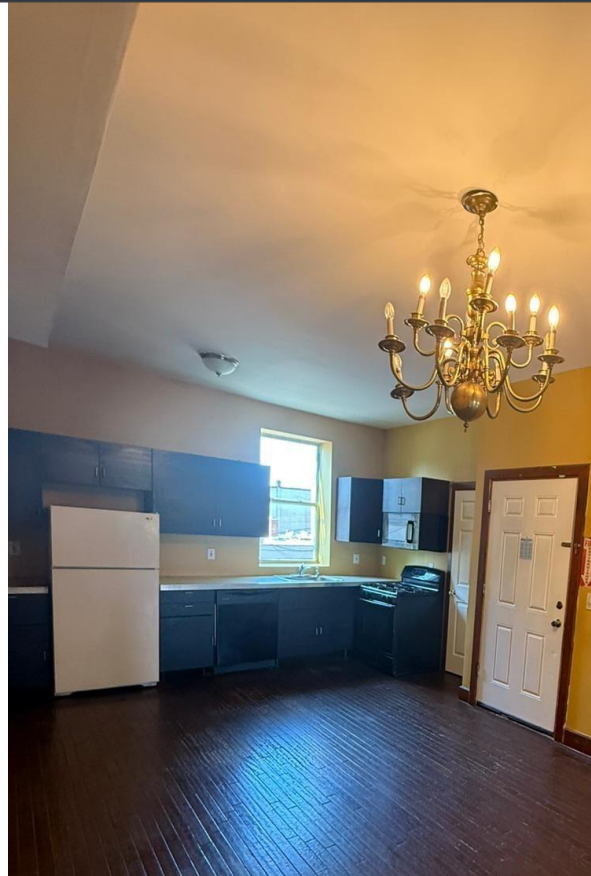
Property SF	7,836 SF
Description	4 Story Restored Historic Residential/Retail Building
Units	5 Residential Apartments (4 Two BR Units / 1 Studio) 100% LEASED
Retail Space	2,620 SF Retail (2 Units)- 100 % LEASED
Year Built	1890
Lot Size	.13 Acres



177-185 North Avenue, Plainfield, NJ is a mixed use with retail and residential units, constructed in 1910. The building's historical architecture combined with its central location makes it a notable property in a revitalizing area. Spacious apartments offer features including upgraded kitchens, tiled bathrooms and hardwood flooring. Located minutes away from the North Avenue Plainfield Train Station, it offers convenient NJ Transit access to Newark and New York City, and its proximity to downtown shopping and restaurants, adds to its appeal for renters seeking a blend of historic charm and urban accessibility. The property is also part of Plainfield's TOD North Avenue Development Plan.

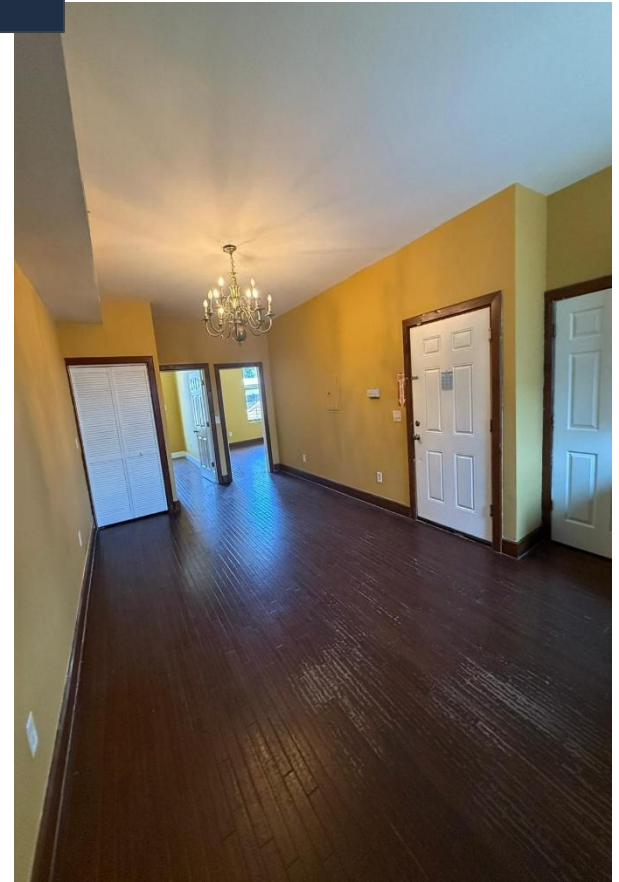
RESIDENTIAL UNITS

PROPERTY PHOTOS



177-185 North Avenue, Plainfield

RESIDENTIAL UNITS



PROPERTY PHOTOS

177-185 North Avenue, Plainfield

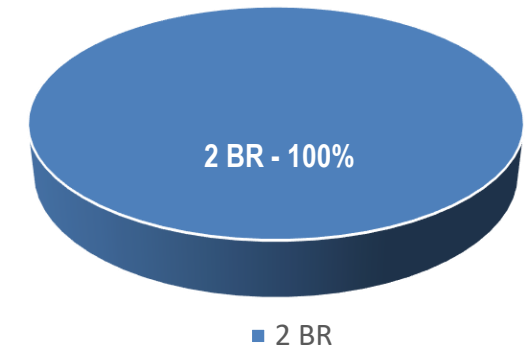
PROPERTY INFORMATION



109 4th Street, Plainfield
RESIDENTIAL 100% LEASED

PROPERTY INFORMATION

109 E 4 th Street, Plainfield	
Property SF	12,520 SF
Description	4 Story Restored Historic Residential/Retail Building
Units	8 Residential Apartments (All 2 BR Units) 100% LEASED
Additional Income	T- Mobile Antenna
Year Built	1890
Lot Size	.22 Acres



109 4th Street, Plainfield, NJ is often referred to as the "Telephone Building", a four-story brick apartment building constructed in 1906. This multi-family building is zoned for commercial use in the CBD (Central Business District) zone of Plainfield City and is located adjacent to North Avenue Plainfield Train Station with convenient NJ Transit access to Newark and New York City. The building's proximity to downtown shopping and restaurants, adds to its appeal for renters seeking a blend of historic charm and urban accessibility.



RESIDENTIAL UNITS



PROPERTY PHOTOS

109 4th Street, Plainfield

REGIONAL MAP



PROPERTY LOCATION

Plainfield, New Jersey, often referred to as the “Queen City,” is a vibrant and evolving community that seamlessly blends rich history with modern progress. Located just 45 minutes from New York City, Plainfield offers a unique combination of suburban charm and urban accessibility, making it an increasingly attractive destination for residents, businesses, and investors alike. With a diverse population of over 50,000, the city is experiencing a dynamic renaissance, particularly in its downtown area, where revitalization efforts are breathing new life into this historic hub.

The revitalization of Downtown Plainfield is a cornerstone of the city’s transformation, fueled by its recent designation as a Main Street New Jersey community by the state Department of Community Affairs. This prestigious recognition has unlocked valuable resources, technical assistance, and funding opportunities aimed at strengthening local businesses, enhancing streetscapes, and fostering a vibrant walkable district. Complementing the downtown resurgence is the rise of new apartment developments, which are redefining Plainfield’s housing landscape. These developments are designed to attract a mix of young professionals, families, and longtime residents, while supporting the city’s economic growth. As Plainfield continues to evolve, the synergy between its revitalized downtown and expanding residential options, positions it as a forward-thinking community with endless potential - an ideal place to live, work, and thrive.

At the center of Downtown Plainfield is the venerable North Avenue Historic District. This two-block historic district includes many landmarks on the local, state and national Registers of Historic Places, including the Quaker Meeting House, Courier-News Building, the Plainfield Post Office, the Plainfield Train Station, the Marsh Building, and the Plainfield National Bank Trust Building, amongst other properties. The Civic Historic District consists of quite possibly the most dominant historic structure in town, City Hall; along with its annex; the World War I monument and the YMCA building

The properties that comprise the **Plainfield Portfolio** are all located within walking distance to the Plainfield North Avenue Train Station. Neighborhood amenities include local shopping and restaurants, Plainfield library, area schools, police/ fire stations, and local parks. Ongoing revitalization efforts along North and South Avenues are bringing new retail spaces, restaurants and mixed-use developments, along with a planned sports facility which will include tennis, soccer and pickleball courts, along with a gym. These area amenities foster a lively environment for tenants, offering an ideal location to live, work and play.



CONFIDENTIALITY & DISCLAIMER

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This memo has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. No investigation has been made and no warranty or representations are implied with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this memo has been obtained from sources we believe to be reliable; however, the information has not been verified independently.

No representation or warranty has been made whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

All property showings are by appointment only.



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