

OFFERING MEMORANDUM

952
**FARM
HOUSE**
on Broadway

952 Broadway

952 Broadway
West Long Branch NJ 07764

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952 Broadway

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Exclusively Marketed by:



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952 BROADWAY

01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	952 Broadway West Long Branch NJ 07764
COUNTY	Monmouth
BUILDING SF	4,400 SF
LAND ACRES	1.02
LAND SF	44,431 SF
YEAR BUILT	1910
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$1,999,999
PRICE PSF	\$454.55
OCCUPANCY	100%
NOI (CURRENT)	\$134,766
CAP RATE (CURRENT)	6.74%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	11,299	74,303	142,530
2023 Median HH Income	\$89,779	\$84,832	\$100,262
2023 Average HH Income	\$124,816	\$128,914	\$149,673

952 BROADWAY

02

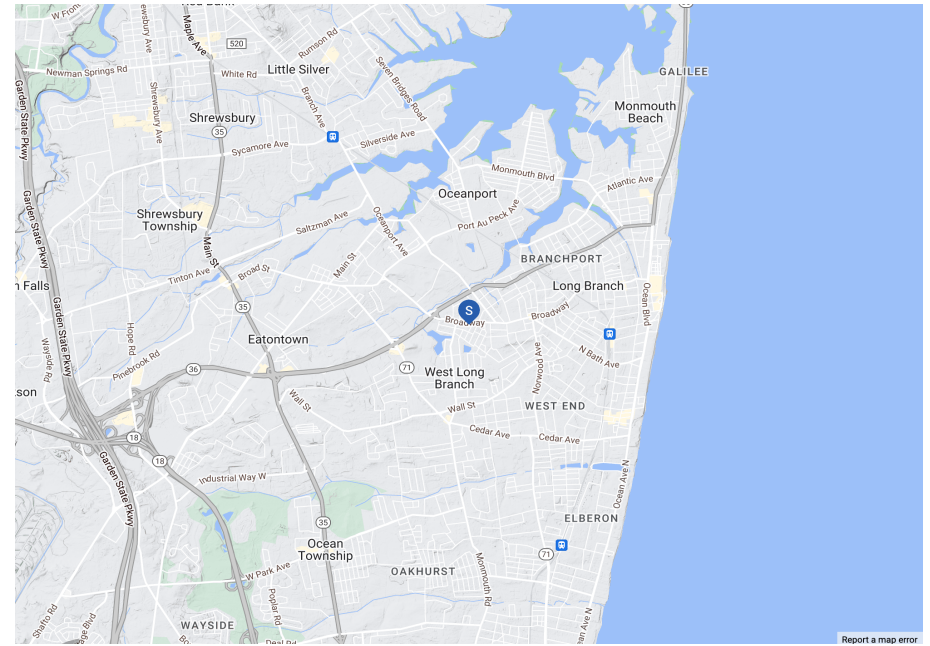
Location

Location Summary

Prime Investment in the Heart of West Long Branch

- **FOR SALE OR LEASE.** Discover this prime investment in the heart of West Long Branch! Own the iconic "Farm House," meticulously restored to its former glory, encompassing 4,400 sqft of commercial space. Nestled on Broadway, this property boasts vast potential and possibilities on its expansive 1+acre grounds. The main building is complemented by an additional 1,800 sqft accessory structure and detached 3-car garage, perfect for diverse uses. Seize this rare opportunity to acquire a landmark property with historic charm and modern potential. Ideal for businesses seeking a prominent location with room to grow. Your vision awaits in this unique and versatile commercial space.

Locator Map



952 BROADWAY

03

Property Description

Property Features

Aerial Map

Property Images

ABOUT

NUMBER OF UNITS	3
BUILDING SF	4,400
LAND SF	44,431
LAND ACRES	1.02
YEAR BUILT	1910
ZONING TYPE	RP
NUMBER OF STORIES	2
NUMBER OF PARKING SPOTS	15
GARAGES	3



SUBJECT PROPERTY
952 Broadway



F. BLISS PRICE ARBORETUM & WILDLIFE SANCTUARY

OLD ORCHARD COUNT CLUB



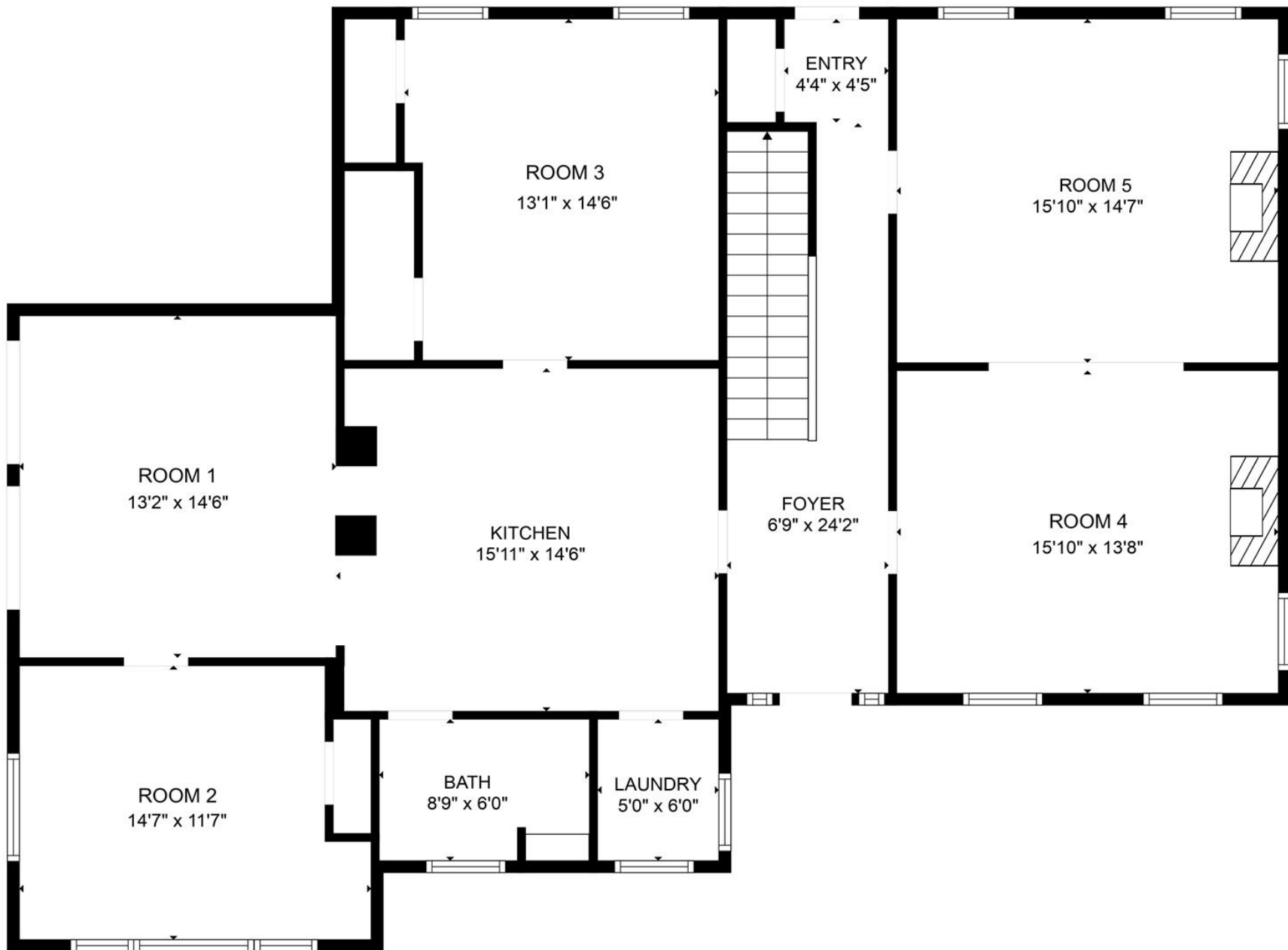
MOLCHO
REALTY GROUP





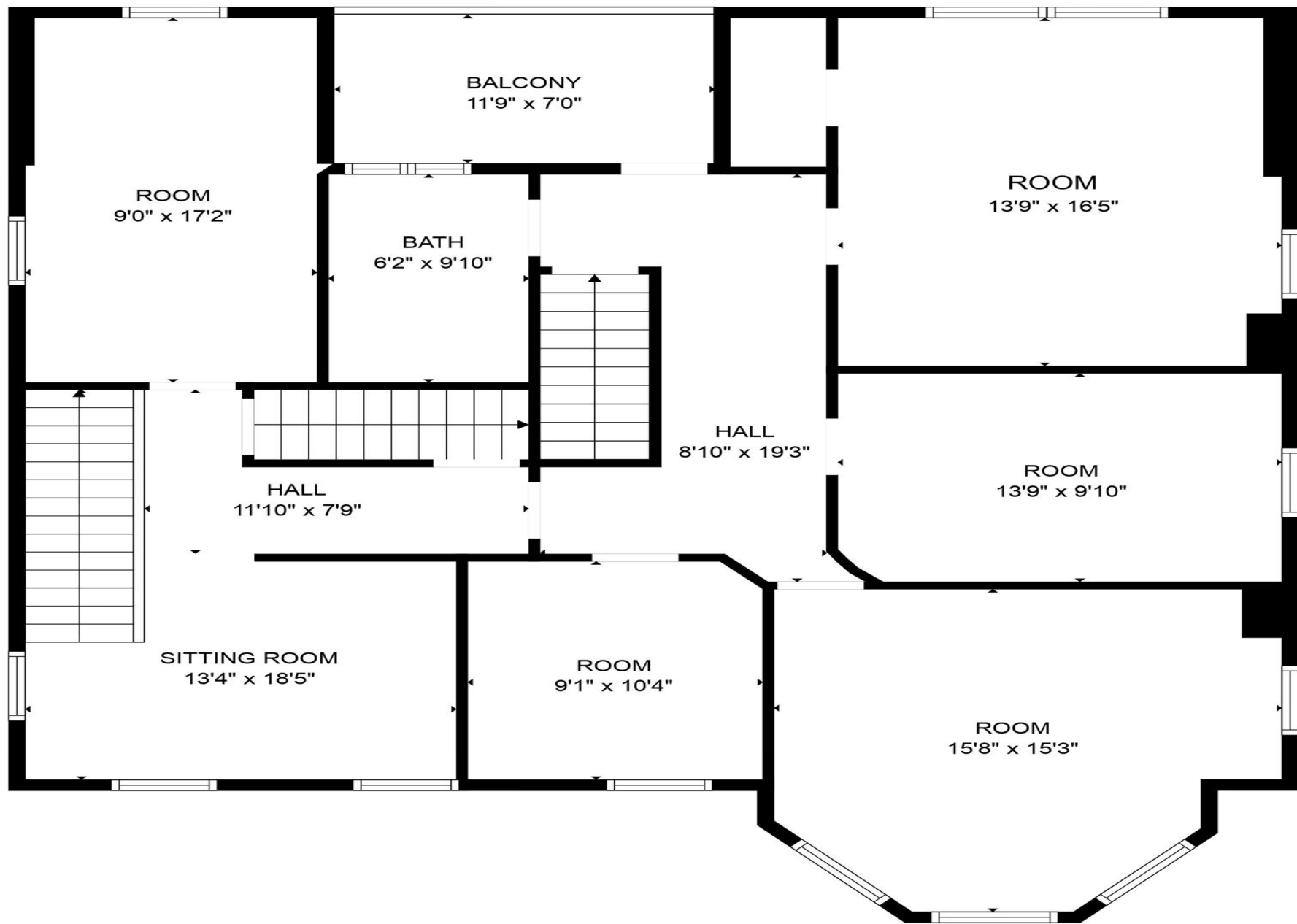






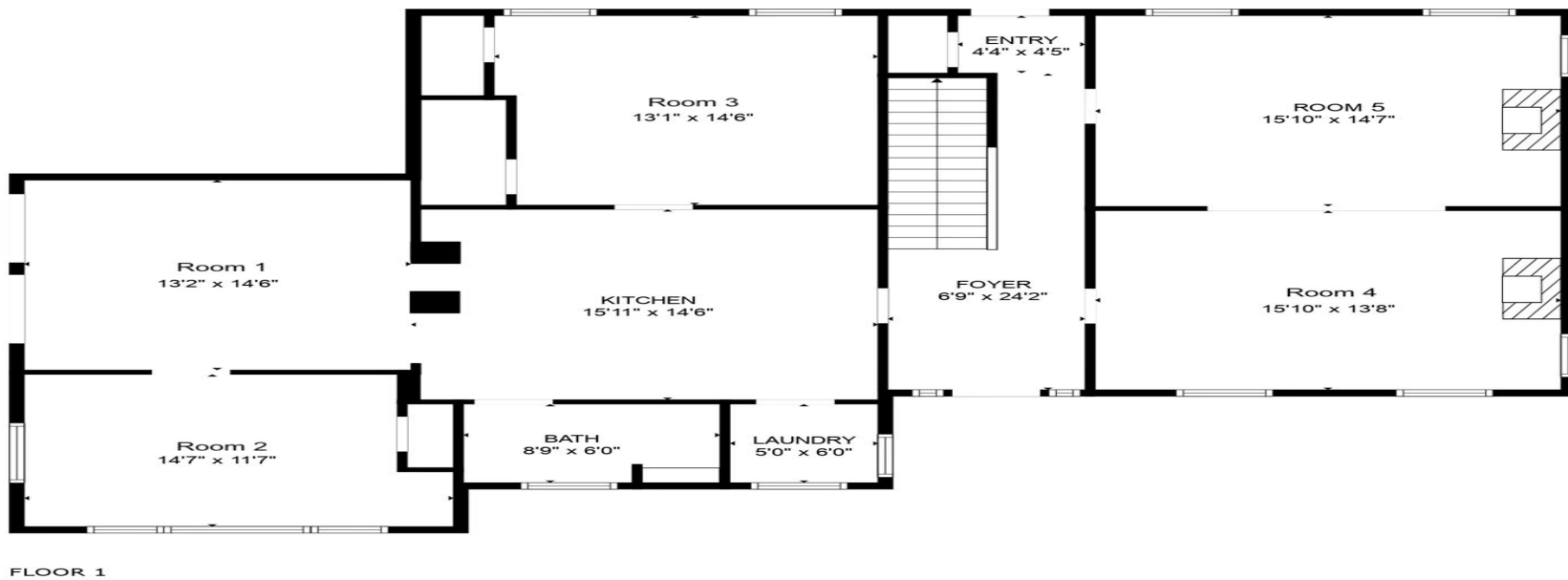
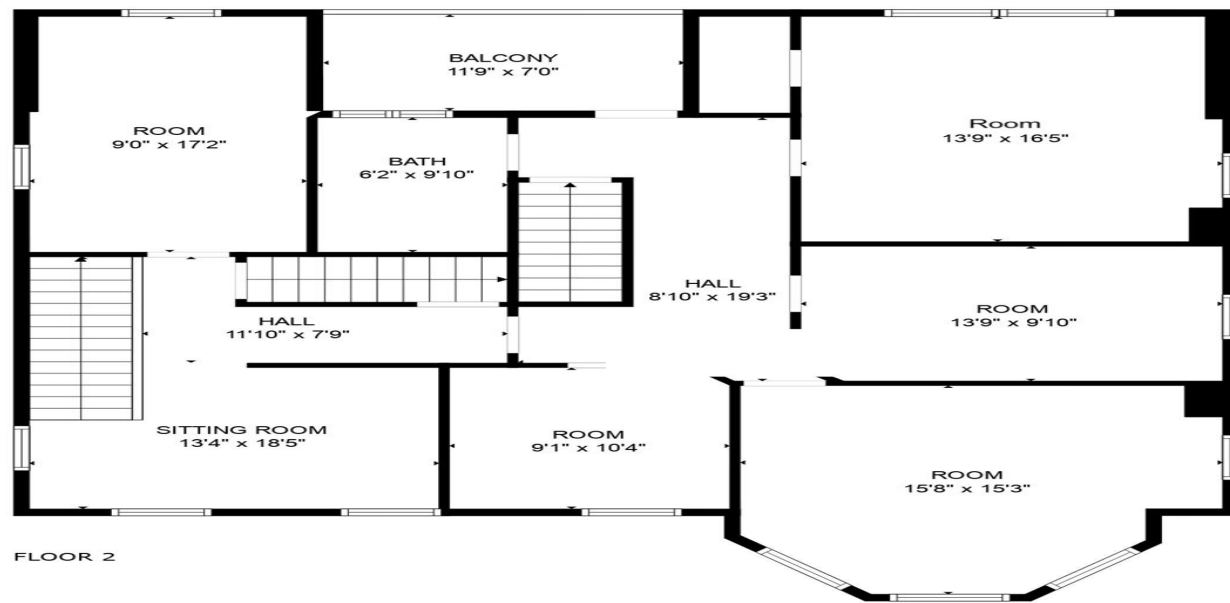
TOTAL: 2915 sq. ft
FLOOR 1: 1555 sq. ft, FLOOR 2: 1360 sq. ft
EXCLUDED AREAS: LOW CEILING: 23 sq. ft, BALCONY: 83 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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952 BROADWAY

04

Rent Roll

Rent Roll

RESIDENTIAL

Unit	Current Rent	Notes
A	\$3,000.00	1,800 sq. ft.
Totals / Averages		\$3,000.00

COMMERCIAL

				Lease Term		Rental Rates							
Suite	Tenant Name	Square Feet	% of NRA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	CAM Revenue Annual	Lease Type	Options/Notes
Main House	Vacant					CURRENT	\$8,000		\$96,000				4400 sq. ft.
Garage	Vacant					CURRENT	\$1,075		\$12,900				3 Garages
Totals:		0					\$0						

952 BROADWAY

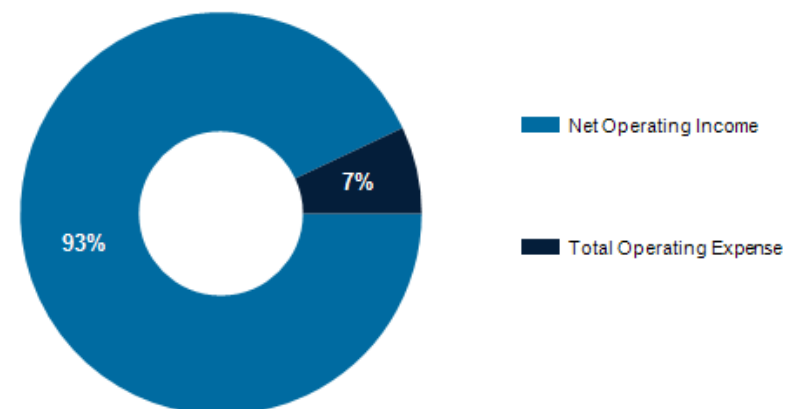
05

Financial Analysis

Income & Expense Analysis

REVENUE ALLOCATION CURRENT

INCOME	CURRENT
Multi-Family Revenue	\$36,000
Commercial Revenue	\$108,900
Effective Gross Income	\$144,900
Less Expenses	\$10,134
Net Operating Income	\$134,766



EXPENSES	CURRENT
Real Estate Taxes	\$10,134
Total Operating Expense	\$10,134
Expense / SF	\$2.30
% of EGI	6.99%

DISTRIBUTION OF EXPENSES CURRENT



952 BROADWAY

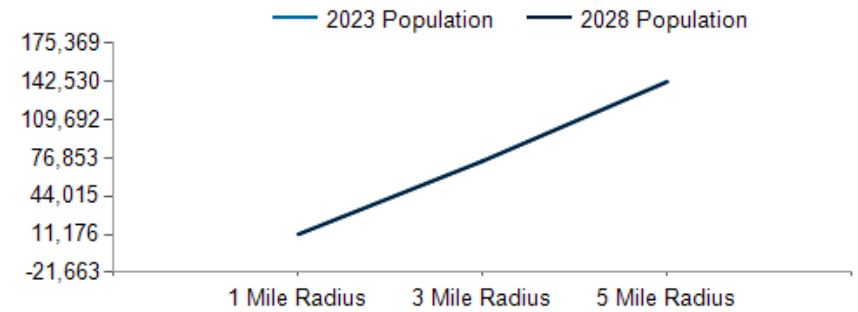
Demographics
Demographics

06

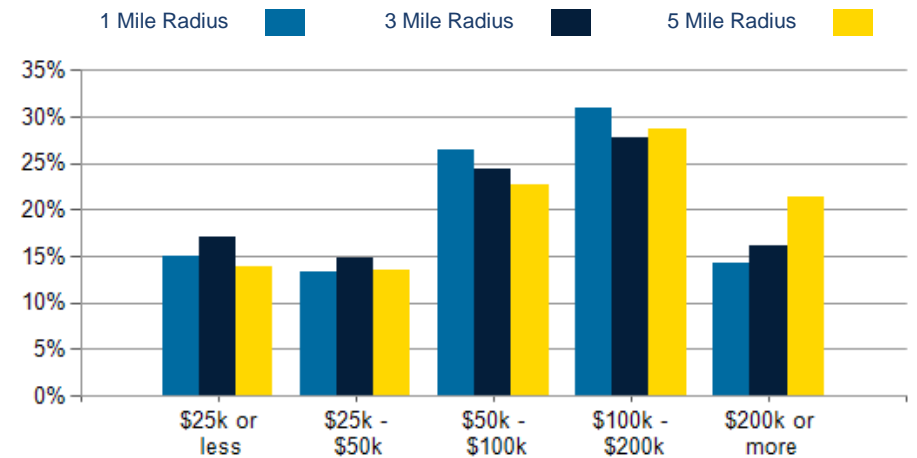
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,463	72,170	139,507
2010 Population	10,688	71,161	136,253
2023 Population	11,299	74,303	142,530
2028 Population	11,176	74,076	142,044
2023-2028: Population: Growth Rate	-1.10%	-0.30%	-0.35%

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	354	2,980	4,810
\$15,000-\$24,999	260	1,842	3,037
\$25,000-\$34,999	199	1,745	3,142
\$35,000-\$49,999	349	2,481	4,501
\$50,000-\$74,999	509	3,667	6,870
\$75,000-\$99,999	575	3,247	5,999
\$100,000-\$149,999	723	4,497	9,339
\$150,000-\$199,999	546	3,357	6,996
\$200,000 or greater	582	4,580	12,170
Median HH Income	\$89,779	\$84,832	\$100,262
Average HH Income	\$124,816	\$128,914	\$149,673

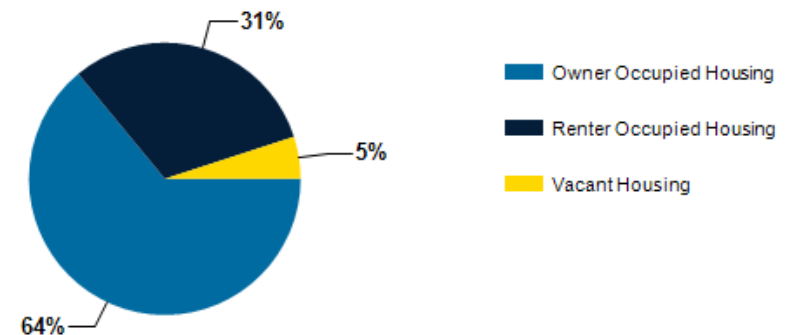
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,068	29,438	59,043
2010 Total Households	3,835	26,383	52,712
2023 Total Households	4,096	28,397	56,865
2028 Total Households	4,111	28,852	57,696
2023 Average Household Size	2.68	2.54	2.46
2023-2028: Households: Growth Rate	0.35%	1.60%	1.45%



2023 Household Income



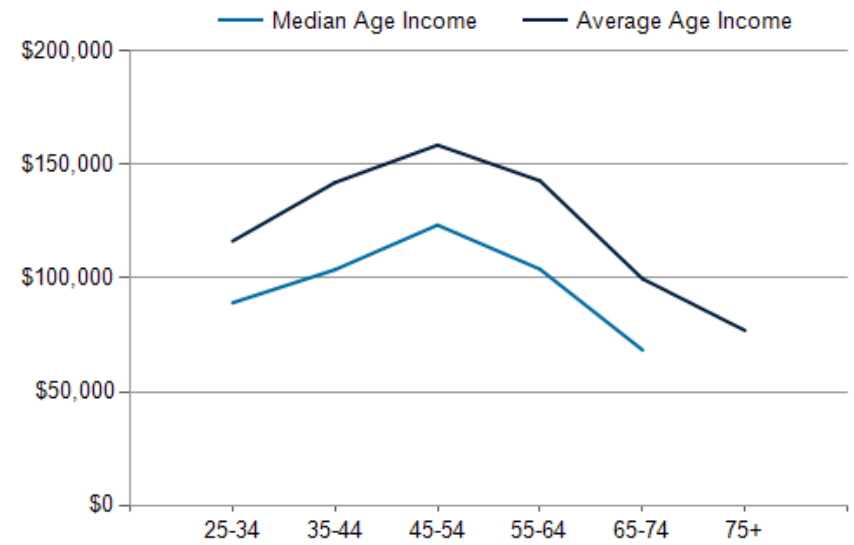
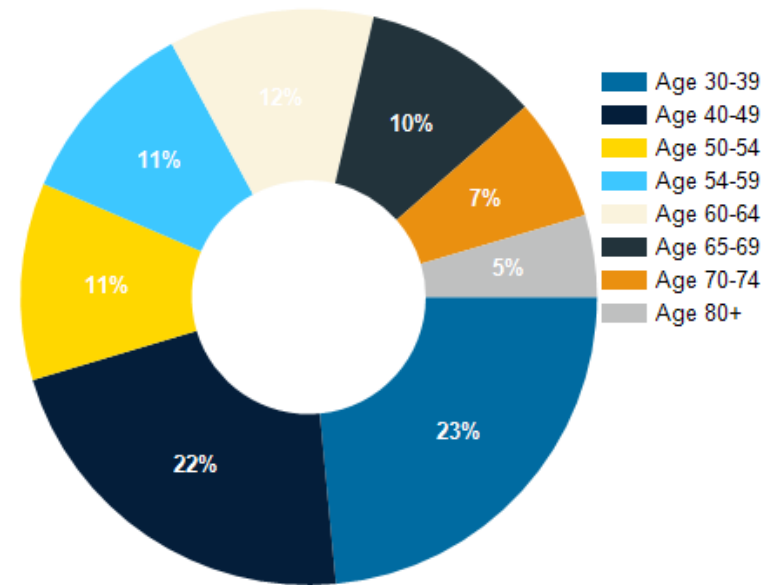
2023 Own vs. Rent - 1 Mile Radius



Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	791	5,267	9,078
2023 Population Age 35-39	771	4,826	9,083
2023 Population Age 40-44	783	4,625	9,044
2023 Population Age 45-49	670	4,253	8,603
2023 Population Age 50-54	737	4,594	9,331
2023 Population Age 55-59	710	4,689	9,646
2023 Population Age 60-64	765	4,910	9,981
2023 Population Age 65-69	657	4,388	8,757
2023 Population Age 70-74	458	3,503	7,195
2023 Population Age 75-79	306	2,524	5,086
2023 Population Age 80-84	211	1,585	3,302
2023 Population Age 85+	249	1,725	3,639
2023 Population Age 18+	8,943	59,109	112,971
2023 Median Age	39	40	42
2028 Median Age	41	41	43

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$89,154	\$80,924	\$90,439
Average Household Income 25-34	\$116,331	\$110,897	\$125,613
Median Household Income 35-44	\$103,735	\$104,786	\$119,558
Average Household Income 35-44	\$142,124	\$147,540	\$168,994
Median Household Income 45-54	\$123,378	\$118,628	\$140,514
Average Household Income 45-54	\$158,621	\$164,176	\$191,018
Median Household Income 55-64	\$103,927	\$104,646	\$124,525
Average Household Income 55-64	\$142,875	\$151,631	\$177,512
Median Household Income 65-74	\$68,345	\$72,760	\$82,034
Average Household Income 65-74	\$99,726	\$112,826	\$129,526
Average Household Income 75+	\$76,922	\$81,494	\$93,011



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