

Aria Apartments

STABILIZED GUT RENOVATED
MIXED USE INVESTMENT

OFFERING MEMORANDUM

**226 New Brunswick Avenue
Perth Amboy, NJ 08861**

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Aria Apartments

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General Demographics

Marketed By: 226 New Brunswick Ave, LLC



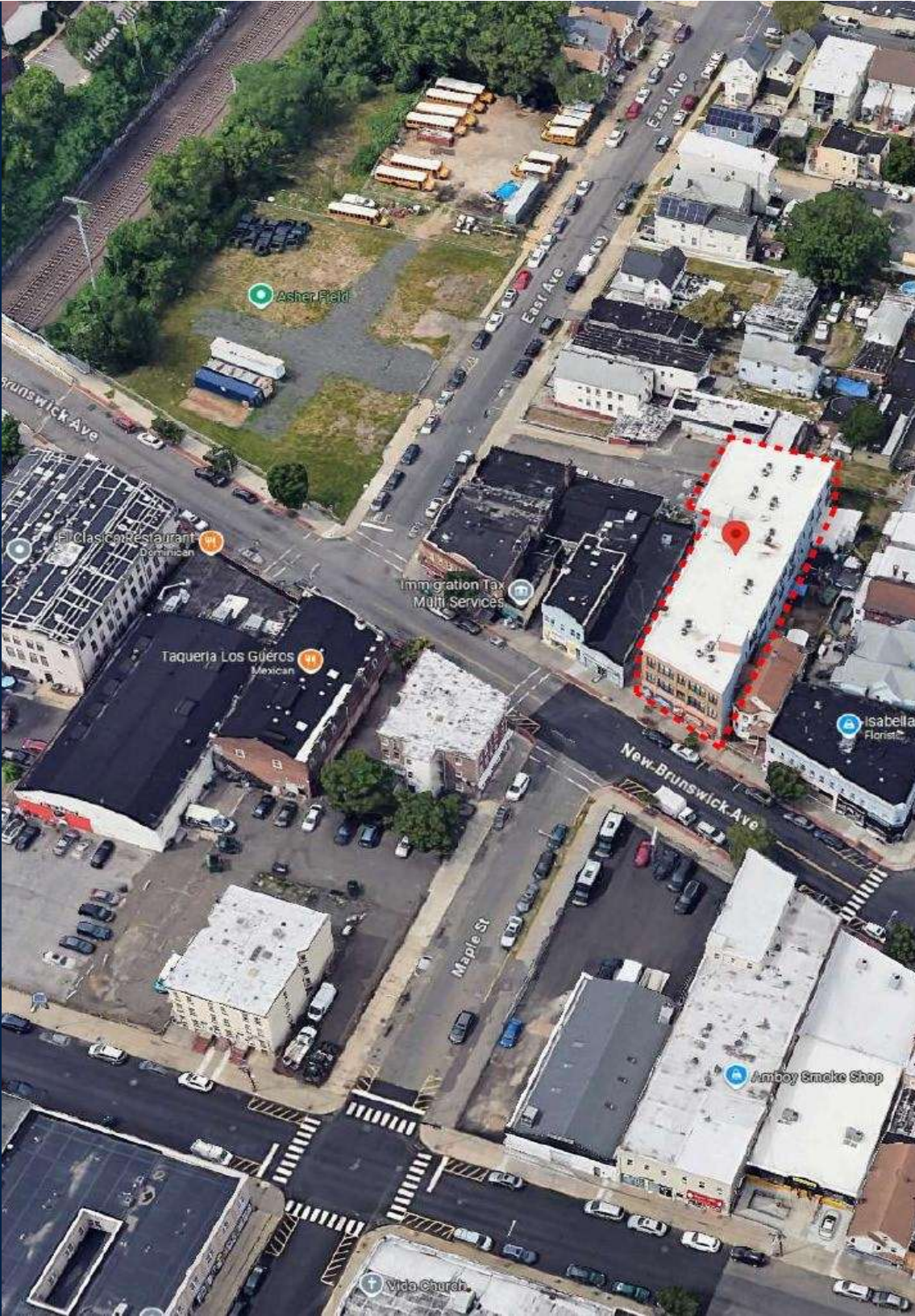
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01

Executive Summary

Investment Summary

ARIA APARTMENTS

OFFERING SUMMARY

ADDRESS	226 New Brunswick Avenue Perth Amboy NJ 08861
COUNTY	Middlesex
MARKET	New Jersey
SUBMARKET	Perth Amboy
BUILDING SF	24,145 SF
LAND ACRES	.212
LAND SF	9,235 SF
YEAR BUILT	1920
YEAR GUT RENOVATED	2024
APN	153-6
OWNERSHIP TYPE	Fee Simple

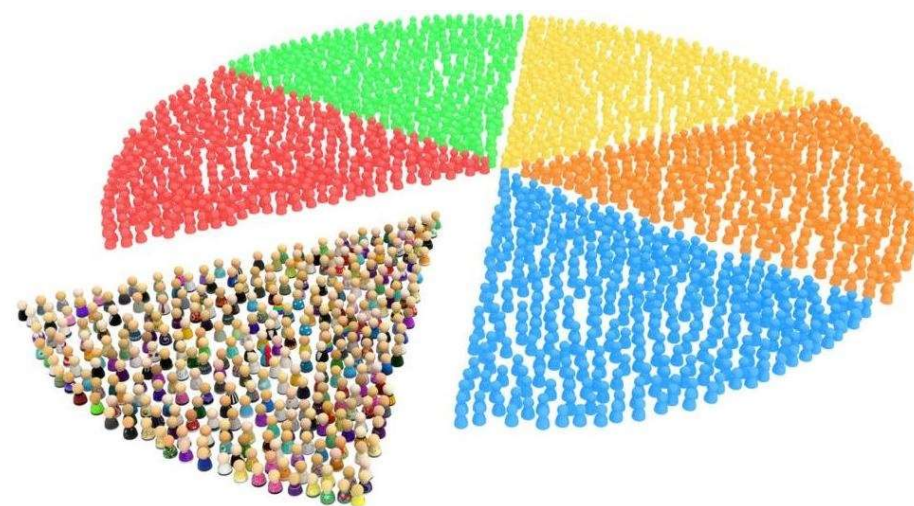
FINANCIAL SUMMARY

PRICE	\$5,900,000
PRICE PSF	\$244.36
OCCUPANCY	93.76%
NOI (Proforma)	\$363,729
NOI (Year 1)	\$362,578
CAP RATE (PROFORMA)	6.16%
CAP RATE (YEAR 1)	6.15%
CASH ON CASH (PROFORMA)	3.89%
GRM (PROFORMA)	10.20
GRM (YEAR 1)	10.15

PROPOSED FINANCING

Acquisition Loan	
LOAN TYPE	Amortized
DOWN PAYMENT	\$1,976,500
LOAN AMOUNT	\$3,923,500
INTEREST RATE	6.15%
LOAN TERMS	5
ANNUAL DEBT SERVICE	\$286,846
LOAN TO VALUE	67%
AMORTIZATION PERIOD	30 Years

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	46,694	110,420	284,888
2022 Median HH Income	\$56,798	\$77,730	\$90,613
2022 Average HH Income	\$80,173	\$104,431	\$119,715



Overview

- Aria Apartments is a fully gut renovated mixed use asset located in the heart of Perth Amboy. It provides a rare combination of modern construction quality, diversified income, long term regulatory protection, and a stable yield profile that aligns directly with institutional investment criteria. The property was originally industrial and was transformed into a modern residential mixed use building, qualifying it for New Jersey's Newly Constructed Multiple Dwelling Exemption. This exemption provides up to 30 years of relief from local rent control and rent leveling ordinances, allowing ownership to maintain market driven rent growth, reduce long term regulatory exposure, and preserve exit value.
- The building has undergone a complete renovation with new mechanical systems, upgraded electrical and plumbing, life safety improvements, and updated residential and commercial interiors. These improvements materially lower capital expenditure requirements and support consistent long-term operations. The electrical capacity was recently upgraded with a new 1,200-amp system. All utilities (electrical, heat, and water) are directly metered and the tenant is responsible for each, thereby eliminating any risks associated with future increases. The roof was newly installed mid 2017 with a complete 15-year warranty that has 7 remaining years.
- Residential occupancy levels, renewal patterns, and rent positioning reflect stable cash flow, while the commercial component provides additional income diversification and enhances overall revenue durability. Financially, the Offering Memorandum reports a purchase price of \$5,900,000, a pro forma NOI of \$363,729, and a Year 1 NOI of \$362,578. These figures translate into a pro forma cap rate of approximately 6.16% and a Year 1 cap rate of approximately 6.15%, reflecting the properties enhanced marketability and high efficiency as a newly gut renovated property.
- The 10-year levered IRR analysis shows strong performance across a full range of exit-cap-rate assumptions. Using a 6.25% exit cap, the property generates a 12.03% levered IRR. The complete IRR sensitivity summary is provided within this OM. These IRRs are in line with the typical 10% to 14% return range targeted by core plus institutional investors and demonstrate resilience even under conservative terminal conditions. When combined with the 30 year rent control exemption, stabilized rent roll, limited capital expenditure drag, and positive leverage created by the current cap rate spread, Aria Apartments presents a compelling long term institutional investment opportunity.

- Investment Highlights

Fully Renovated Mixed-Use Asset with Stabilized Cash Flow & Upside

Stabilized 18-unit multifamily plus 100% occupied 3-unit commercial

Gut-Renovated in 2024: All new systems: plumbing, electrical, mechanical.

Tenant's are directly metered for water, electric and heat and hot water. The owner is responsible for only common area electric, providing a tremendous hedge on building operation costs.

6.15% 1st year cap rate

30 year rent control exemption

Solid Commercial Tenancy: Harborx Pharmacy, Amarilis Furniture and Charming Lady, LLC with multi-year leases and built-in escalations

Desirable Apartment Mix: One- and two-bedroom layouts averaging 800 SF

Turnkey Asset: Delivered in excellent condition and with stabilized occupancy





02

Property Description

Property Features

Partial 3rd Floor Plan

Property Images

ARIA APARTMENTS

GLOBAL	
NUMBER OF UNITS	21
BUILDING SF	24,145
LAND SF	9,235
LAND ACRES	.212
# OF PARCELS	1
YEAR BUILT	1920
YEAR GUT RENOVATED	2024
ZONING TYPE	Neighborhood Commercial (C-1)
LOCATION CLASS	Mixed Use
BUILDING CLASS	Store-Other (739)
TOPOGRAPHY	Level
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	3
LOT DIMENSION	59 x 179 Trapezoid
SIGNALIZED CORNER	No
PARKING RATIO	N/A
ELEVATOR	1

MULTI-FAMILY VITALS	
NUMBER OF PARKING SPACES	0
WATER HEATER	Individual Units
WASHER/DRYER	In each unit
NUMBER OF UNITS	18
CURRENT OCCUPANCY	100.00%
HVAC	Individual Units
FIRE SPRINKLERS	Yes
HIGH-END FINISHES	Yes
PRIVATE BALCONIES	None

COMMERCIAL VITALS	
NUMBER OF UNITS	3
CURRENT OCCUPANCY	100.00%
HVAC	Individual Units
FIRE SPRINKLERS	Yes
LEASE TYPE	Modified Gross

NEIGHBORING PROPERTIES	
NORTH	2-sty SFR
SOUTH	Parking Lot
EAST	2-sty Multi Family
WEST	1-sty commercial

CONSTRUCTION	
FOUNDATION	Concrete
FRAMING	Reinforced Concrete Block
EXTERIOR	Brick
PARKING SURFACE	N/A
ROOF	Flat, Pitched. EPDM Firestone rubber roof
LANDSCAPING	N/A





Typical Kitchen



Typical Living Room



Typical BR



Typical Bathroom



Typical Kitchen



Typical Bathroom



Individual hotwater/HVAC



New fire alarm control panel



New Meters



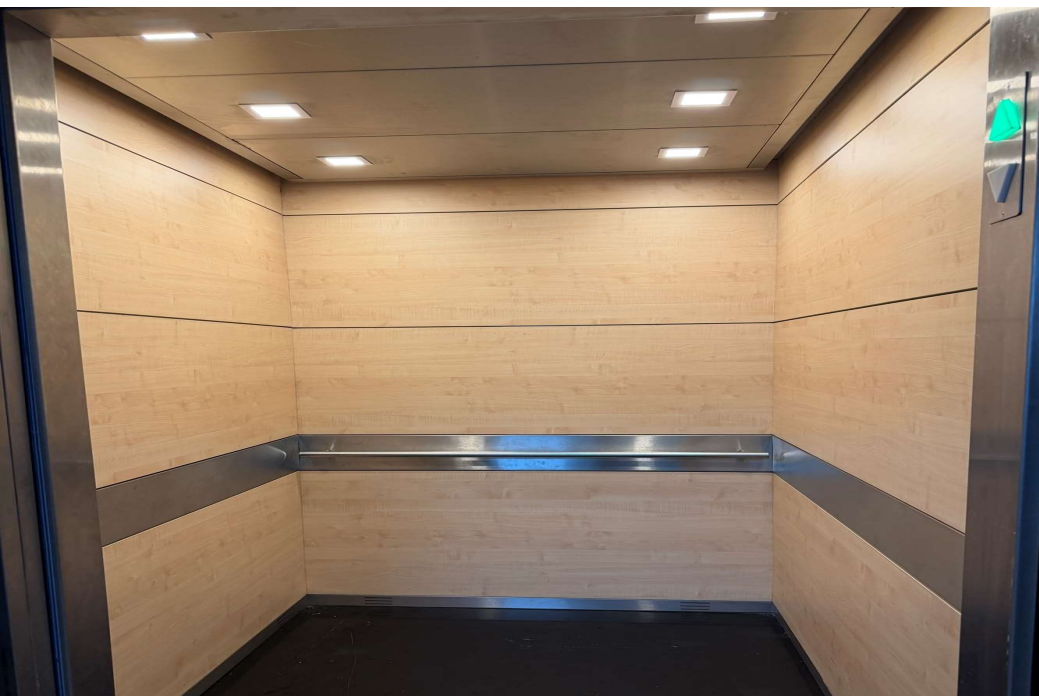
New Plumbing Manifold System



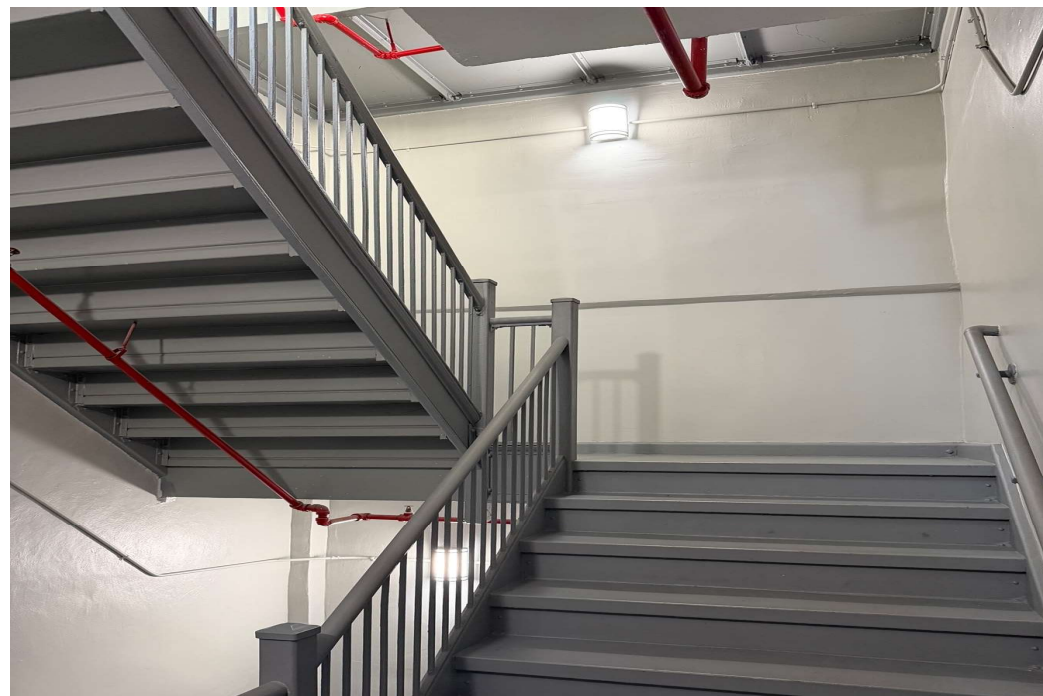
Lobby Elevator



Upper Fl Elevator



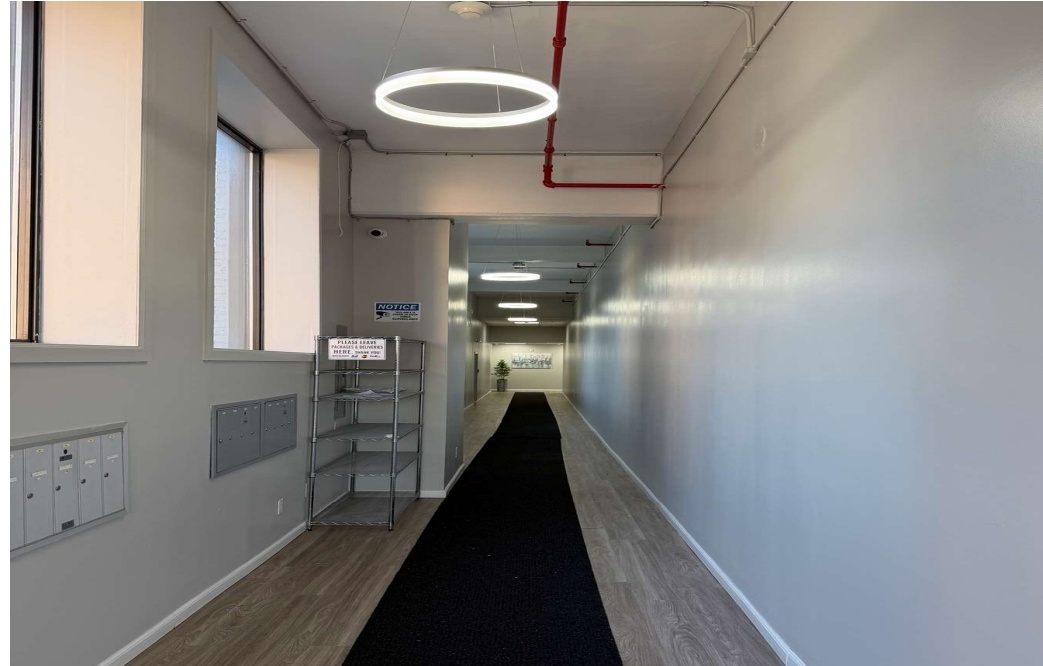
Elevator Cab



Staircase



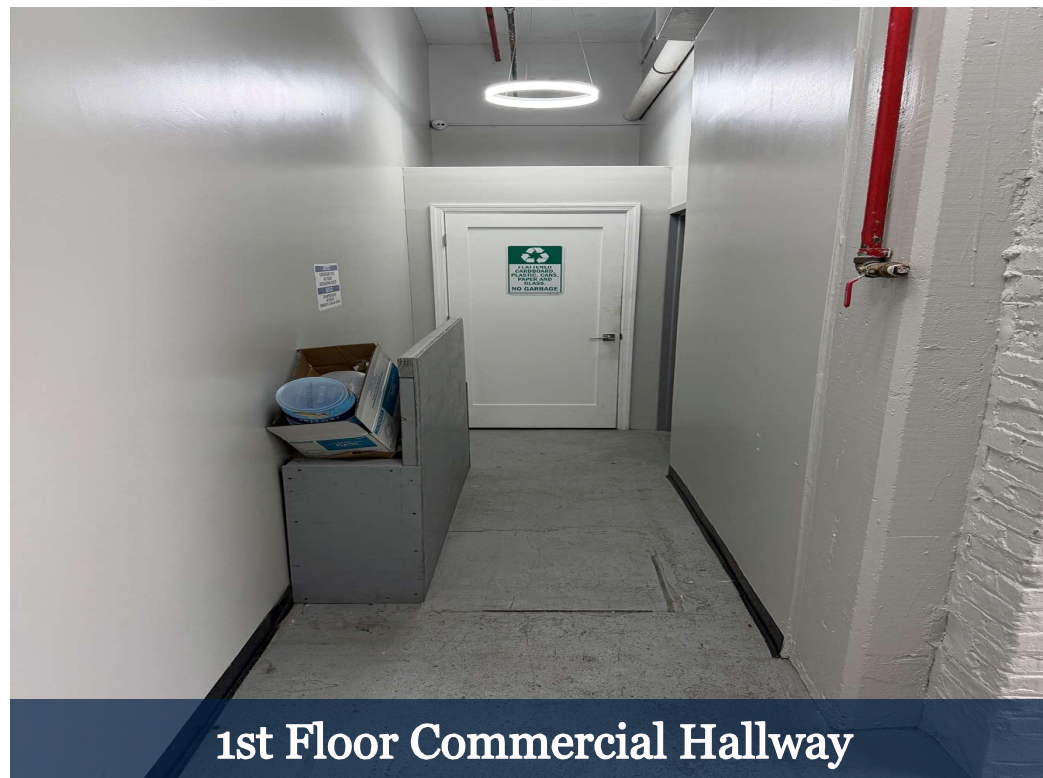
2nd Fl Hallway



1st Fl Hallway



3rd Fl Hallway



1st Floor Commercial Hallway

Our Rent Roll

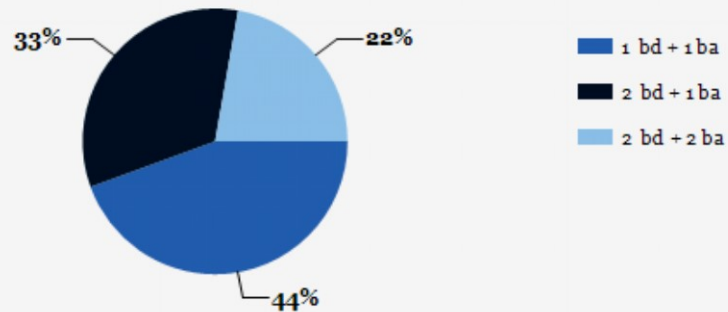
03

Rent Roll

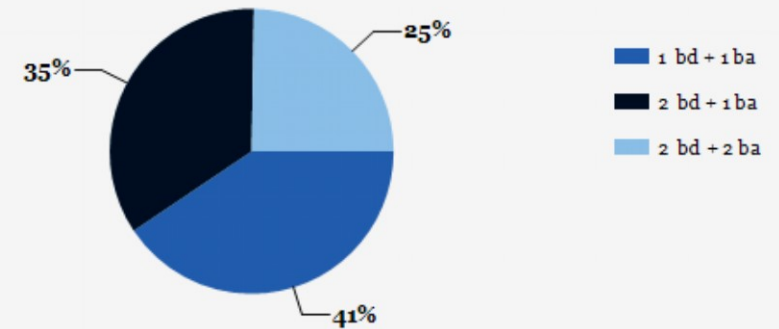
Multi-Family Unit Mix
Lease Expiration

			Actual			Market		
Unit Mix	# Units	Square Feet	Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
1 bd + 1 ba	8	734	\$1,849	\$2.52	\$14,792	\$1,850	\$2.52	\$14,800
2 bd + 1 ba	6	831	\$2,025	\$2.44	\$12,150	\$2,200	\$2.65	\$13,200
2 bd + 2 ba	4	884	\$2,300	\$2.60	\$9,200	\$2,300	\$2.60	\$9,200
Totals/Averages	18	800	\$2,008	\$2.51	\$36,142	\$2,067	\$2.58	\$37,200

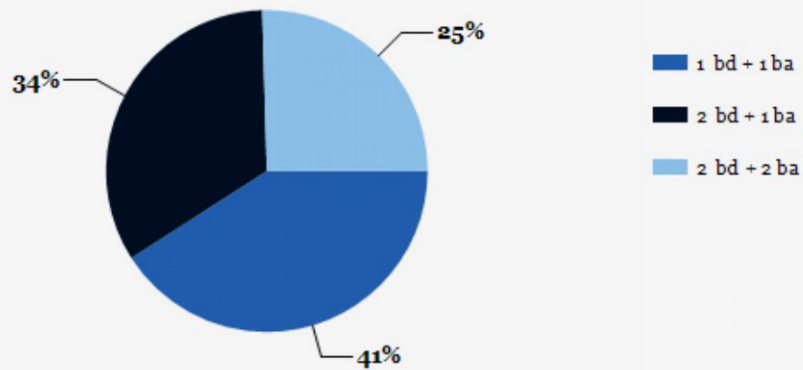
Unit Mix Summary



Unit Mix SF



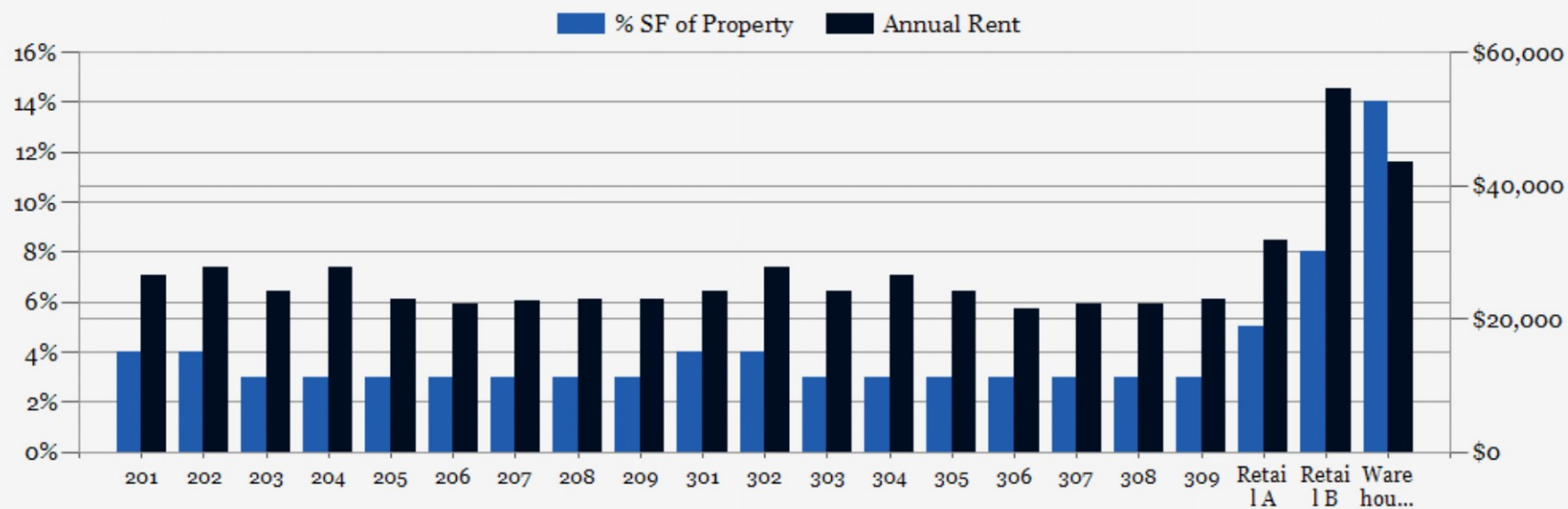
Unit Mix Revenue



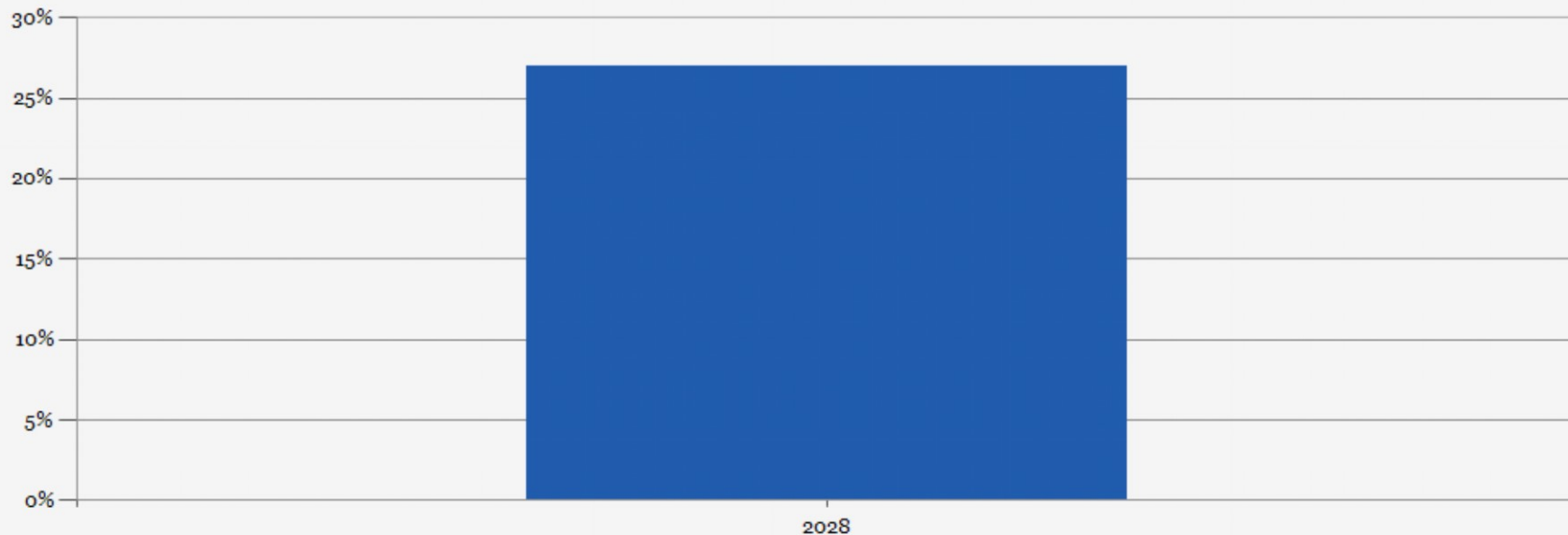
Actual vs. Market Revenue



Tenant SF Analysis



Commercial Lease Expiration Summary



ARIA APARTMENTS

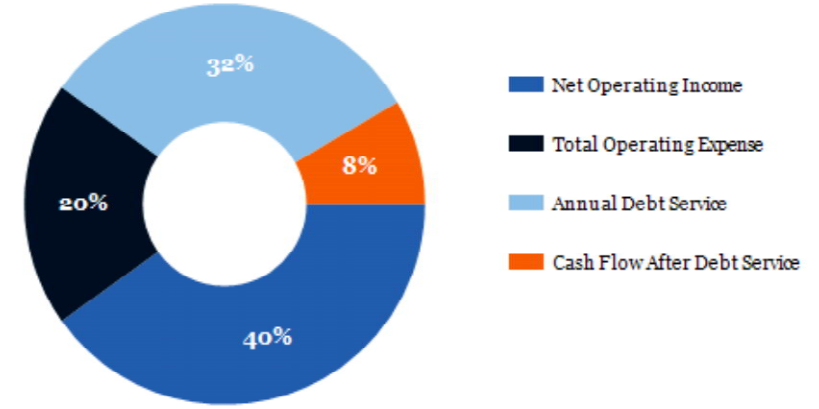
04

Financial Analysis

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics
- Disposition Sensitivity Analysis

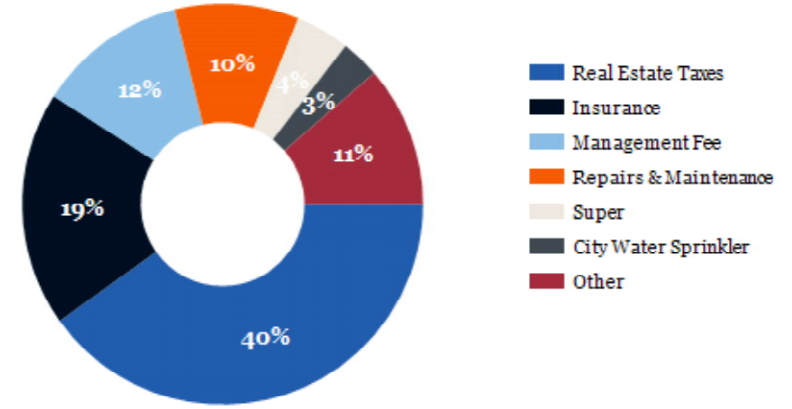
REVENUE ALLOCATION PROFORMA

INCOME	PROFORMA		YEAR 1	
Multi-Family Revenue	\$433,500	74.9%	\$433,620	74.6%
Commercial Revenue	\$129,912	22.5%	\$132,459	22.8%
CAM Revenue	\$14,996	2.6%	\$15,450	2.7%
Gross Potential Income	\$578,408		\$581,529	
Vacancy & Collection Loss	-6.24%		-6.24%	
Effective Gross Income	\$543,251		\$546,206	
Less Expenses	\$179,522	33.04%	\$183,628	33.62%
Net Operating Income	\$363,729		\$362,578	
Annual Debt Service	\$286,846		\$286,846	
Cash flow	\$76,883		\$75,731	
Debt Coverage Ratio	1.27		1.26	



EXPENSES	PROFORMA	YEAR 1
Real Estate Taxes	\$72,000	\$74,160
Insurance	\$34,000	\$35,020
Management Fee	\$21,730	\$21,848
Elevator Maintenance/Inspect Contract:	\$2,950	\$3,038
Common Area Electric	\$4,930	\$5,078
Sprinkler Inspections	\$3,000	\$3,090
Janitorial Supplies	\$1,800	\$1,854
Fire Alarm Monitoring	\$780	\$803
City Water Sprinkler	\$5,632	\$5,800
Super	\$7,800	\$8,034
Miscellaneous & Supplies	\$2,400	\$2,400
Repairs & Maintenance	\$18,000	\$18,002
Reserves (Per Apartment Unit)	\$4,500	\$4,500
Total Operating Expense	\$179,522	\$183,628
Annual Debt Service	\$286,846	\$286,846
Expense / SF	\$7.44	\$7.61
% of EGI	33.04%	33.62%

DISTRIBUTION OF EXPENSES PROFORMA



GLOBAL

Price	\$5,900,000
Analysis Period	10 year(s)
Millage Rate (not a growth rate)	1.22000%
Exit Cap Rate	6.25%

INCOME - Growth Rates

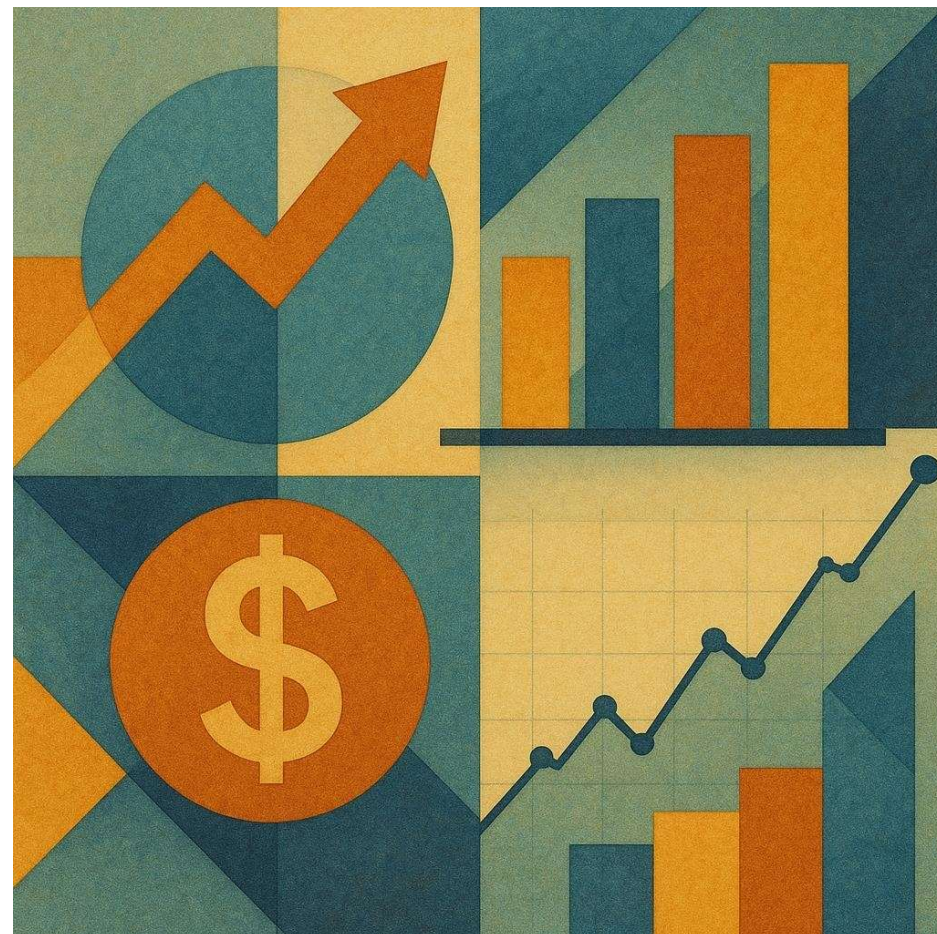
Multi-Family Revenue	4.00%
CAM Revenue	3.00%

EXPENSES - Growth Rates

City Water Sprinkler	3.00%
Super	3.00%

PROPOSED FINANCING

Acquisition Loan	
Loan Type	Amortized
Down Payment	\$1,976,500
Loan Amount	\$3,923,500
Interest Rate	6.15%
Loan Terms	5
Annual Debt Service	\$286,846
Loan to Value	67%
Amortization Period	30 Years

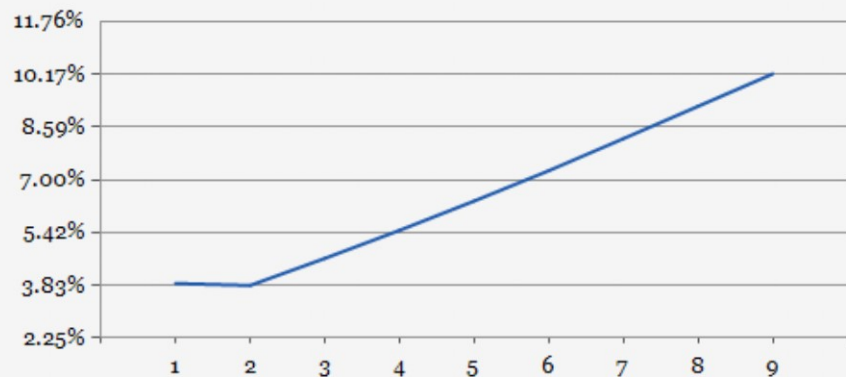


EXPENSE - Growth Rates	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Real Estate Taxes	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Insurance	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Elevator Maintenance/Inspect Contract:	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Common Area Electric	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Sprinkler Inspections	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Janitorial Supplies	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Fire Alarm Monitoring	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Miscellaneous & Supplies	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Repairs & Maintenance	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Reserves (Per Apartment Unit)	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%

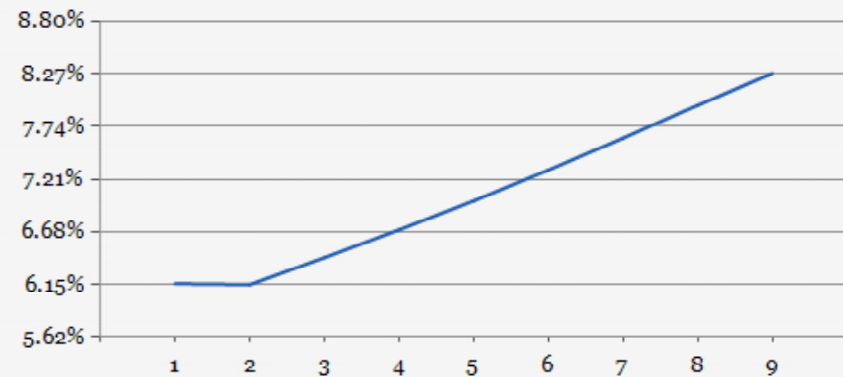
Calendar Year	Proforma	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Gross Revenue										
Multi-Family Revenue	\$433,500	\$433,620	\$450,965	\$469,003	\$487,764	\$507,274	\$527,565	\$548,668	\$570,614	\$593,439
Commercial Revenue	\$129,912	\$132,459	\$137,589	\$142,910	\$148,624	\$154,571	\$160,753	\$166,773	\$171,803	\$177,035
CAM Revenue	\$14,996	\$15,450	\$15,914	\$16,391	\$16,883	\$17,389	\$17,911	\$18,448	\$19,002	\$19,572
Gross Potential Income	\$578,408	\$581,529	\$604,467	\$628,304	\$653,270	\$679,234	\$706,229	\$733,889	\$761,419	\$790,046
Vacancy & Collection Loss	-6.24%	-6.24%	-6.20%	-6.20%	-6.20%	-6.20%	-6.20%	-6.20%	-6.20%	-6.20%
Effective Gross Income	\$543,251	\$546,206	\$567,977	\$590,366	\$613,814	\$638,200	\$663,553	\$689,531	\$715,389	\$742,276
Operating Expenses										
Real Estate Taxes	\$72,000	\$74,160	\$76,385	\$78,676	\$81,037	\$83,468	\$85,972	\$88,551	\$91,207	\$93,944
Insurance	\$34,000	\$35,020	\$36,071	\$37,153	\$38,267	\$39,415	\$40,598	\$41,816	\$43,070	\$44,362
Management Fee	\$21,730	\$21,848	\$22,719	\$23,615	\$24,553	\$25,528	\$26,542	\$27,581	\$28,616	\$29,691
Elevator Maintenance/Inspect Contract:	\$2,950	\$3,038	\$3,129	\$3,223	\$3,320	\$3,419	\$3,522	\$3,628	\$3,736	\$3,848
Common Area Electric	\$4,930	\$5,078	\$5,230	\$5,387	\$5,549	\$5,715	\$5,887	\$6,063	\$6,245	\$6,433
Sprinkler Inspections	\$3,000	\$3,090	\$3,183	\$3,278	\$3,377	\$3,478	\$3,582	\$3,690	\$3,800	\$3,914
Janitorial Supplies	\$1,800	\$1,854	\$1,910	\$1,967	\$2,026	\$2,087	\$2,149	\$2,214	\$2,280	\$2,349
Fire Alarm Monitoring	\$780	\$803	\$827	\$852	\$877	\$904	\$931	\$959	\$988	\$1,017
City Water Sprinkler	\$5,632	\$5,800	\$5,974	\$6,153	\$6,338	\$6,528	\$6,724	\$6,926	\$7,133	\$7,347
Super	\$7,800	\$8,034	\$8,275	\$8,523	\$8,779	\$9,042	\$9,314	\$9,593	\$9,881	\$10,177
Miscellaneous & Supplies	\$2,400	\$2,400	\$2,472	\$2,546	\$2,623	\$2,701	\$2,783	\$2,866	\$2,952	\$3,041
Repairs & Maintenance	\$18,000	\$18,002	\$18,542	\$19,098	\$19,671	\$20,261	\$20,869	\$21,495	\$22,140	\$22,804
Reserves (Per Apartment Unit)	\$4,500	\$4,500	\$4,635	\$4,775	\$4,918	\$5,065	\$5,217	\$5,374	\$5,535	\$5,701
Total Operating Expense	\$179,522	\$183,628	\$189,352	\$195,246	\$201,333	\$207,612	\$214,089	\$220,754	\$227,584	\$234,628
Net Operating Income	\$363,729	\$362,578	\$378,625	\$395,119	\$412,481	\$430,588	\$449,464	\$468,777	\$487,805	\$507,648
Annual Debt Service	\$286,846	\$286,846	\$286,846	\$286,846	\$286,846	\$286,846	\$286,846	\$286,846	\$286,846	\$286,846
Cash Flow	\$76,883	\$75,731	\$91,779	\$108,273	\$125,634	\$143,741	\$162,618	\$181,931	\$200,959	\$220,801

Calendar Year	Proforma	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Cash on Cash Return b/t	3.89%	3.83%	4.64%	5.48%	6.36%	7.27%	8.23%	9.20%	10.17%	11.17%
CAP Rate	6.16%	6.15%	6.42%	6.70%	6.99%	7.30%	7.62%	7.95%	8.27%	8.60%
Debt Coverage Ratio	1.27	1.26	1.32	1.38	1.44	1.50	1.57	1.63	1.70	1.77
Operating Expense Ratio	33.04%	33.61%	33.33%	33.07%	32.80%	32.53%	32.26%	32.01%	31.81%	31.60%
Gross Multiplier (GRM)	10.20	10.15	9.76	9.39	9.03	8.69	8.35	8.04	7.75	7.47
Loan to Value	66.45%	65.75%	64.88%	63.98%	62.98%	61.99%	60.90%	59.77%	58.53%	57.18%
Breakeven Ratio	80.63%	80.90%	78.78%	76.73%	74.73%	72.80%	70.93%	69.17%	67.56%	66.01%
Price / SF	\$244.36	\$244.36	\$244.36	\$244.36	\$244.36	\$244.36	\$244.36	\$244.36	\$244.36	\$244.36
Price / Unit	\$280,952	\$280,952	\$280,952	\$280,952	\$280,952	\$280,952	\$280,952	\$280,952	\$280,952	\$280,952
Income / SF	\$22.49	\$22.62	\$23.52	\$24.45	\$25.42	\$26.43	\$27.48	\$28.55	\$29.62	\$30.74
Expense / SF	\$7.43	\$7.60	\$7.84	\$8.08	\$8.33	\$8.59	\$8.86	\$9.14	\$9.42	\$9.71

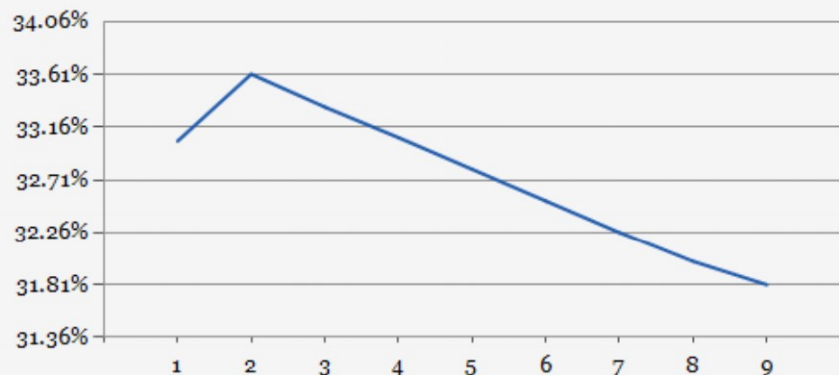
Cash on Cash



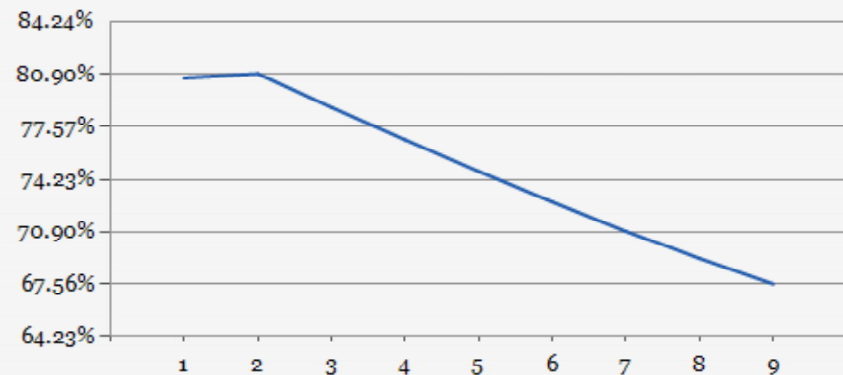
Cap Rate



Operating Expense Ratio



Breakeven Ratio



5 YEAR SENSITIVITY ANALYSIS

EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE/UNIT	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	LEVERED IRR
5.25%	\$7,856,776	\$374,132	\$325	\$4,154,607	19.55%
5.50%	\$7,499,650	\$357,126	\$311	\$3,797,481	17.61%
5.75%	\$7,173,578	\$341,599	\$297	\$3,471,409	15.71%
6.00%	\$6,874,679	\$327,366	\$285	\$3,172,510	13.85%
6.25%	\$6,599,692	\$314,271	\$273	\$2,897,523	12.03%
6.50%	\$6,345,858	\$302,184	\$263	\$2,643,688	10.22%
6.75%	\$6,110,826	\$290,992	\$253	\$2,408,657	8.43%
7.00%	\$5,892,582	\$280,599	\$244	\$2,190,413	6.65%
7.25%	\$5,689,390	\$270,923	\$236	\$1,987,220	4.88%

10 YEAR SENSITIVITY ANALYSIS

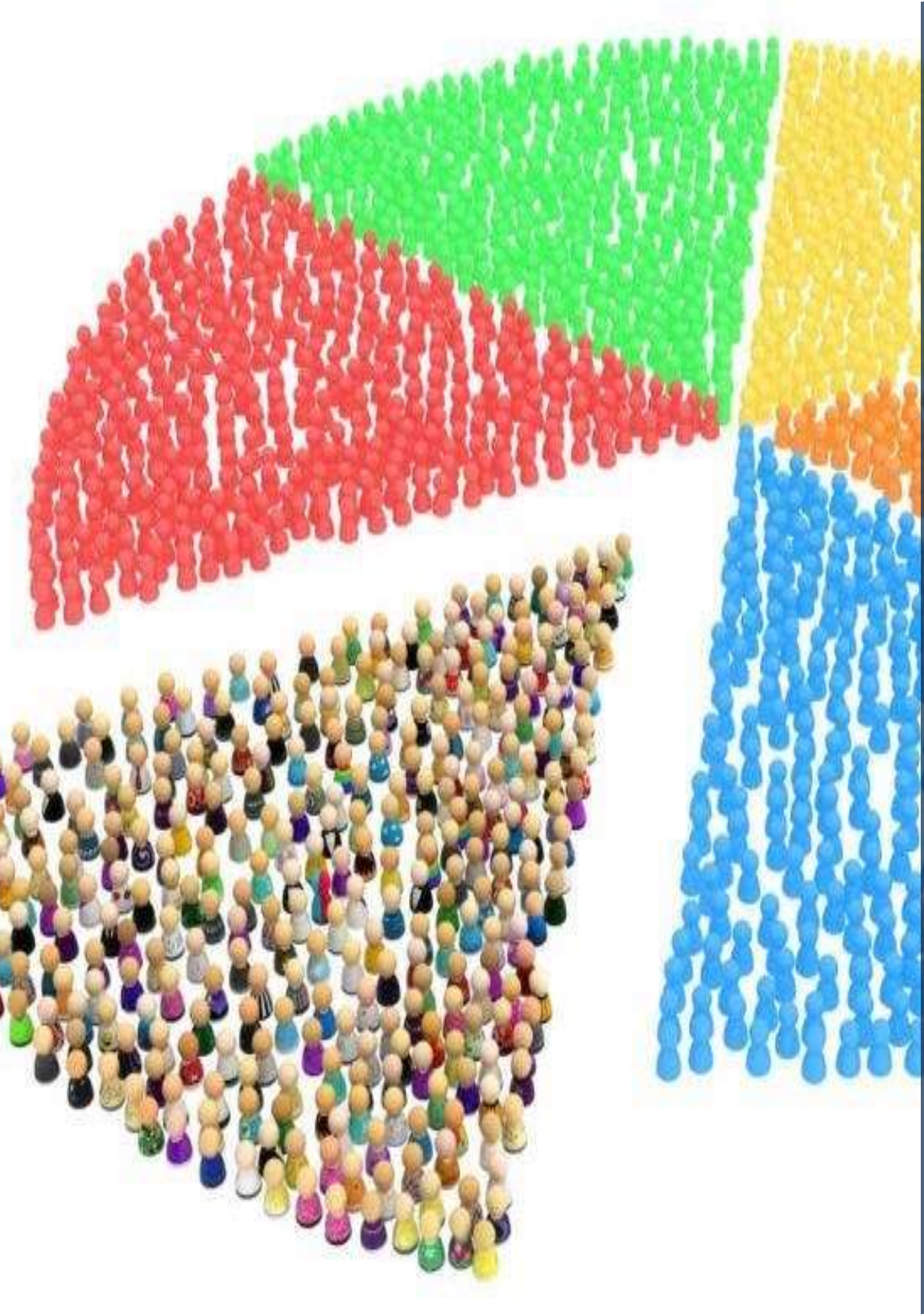
EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE/UNIT	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	LEVERED IRR
5.25%	\$9,669,479	\$460,451	\$400	\$6,176,155	16.00%
5.50%	\$9,229,958	\$439,522	\$382	\$5,736,633	15.30%
5.75%	\$8,828,655	\$420,412	\$366	\$5,335,331	14.63%
6.00%	\$8,460,794	\$402,895	\$350	\$4,967,470	13.97%
6.25%	\$8,122,363	\$386,779	\$336	\$4,629,038	13.34%
6.50%	\$7,809,964	\$371,903	\$323	\$4,316,640	12.72%
6.75%	\$7,520,706	\$358,129	\$311	\$4,027,382	12.12%
7.00%	\$7,252,109	\$345,339	\$300	\$3,758,785	11.53%
7.25%	\$7,002,037	\$333,430	\$290	\$3,508,712	10.96%

ARIA APARTMENTS

Demographics

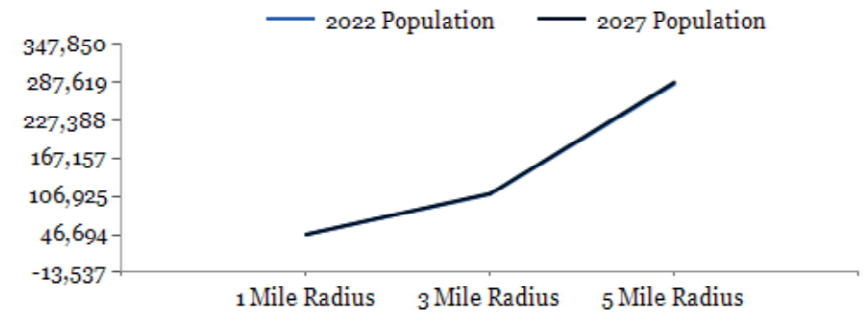
General Demographics

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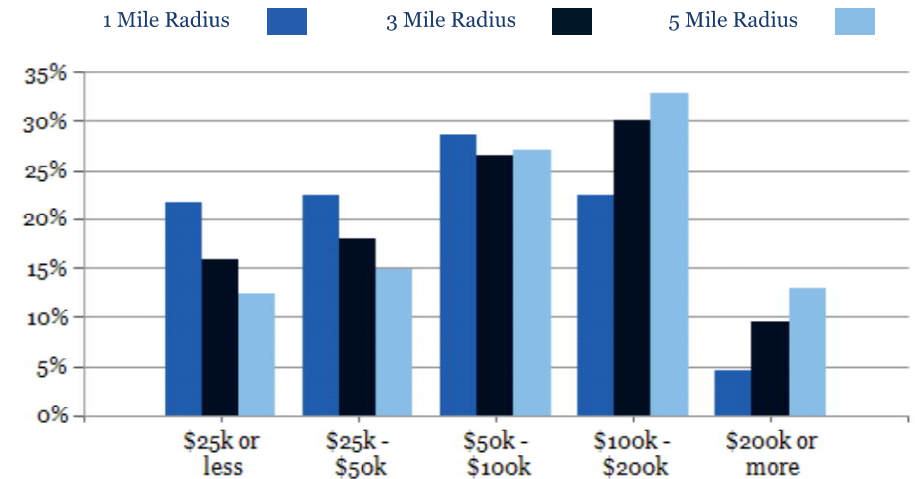


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	37,925	92,064	245,555
2010 Population	41,686	101,568	263,190
2022 Population	46,694	110,420	284,888
2027 Population	47,166	111,589	287,619
2022 African American	4,048	8,152	24,383
2022 American Indian	667	1,031	1,658
2022 Asian	617	5,083	42,313
2022 Hispanic	39,192	61,338	90,899
2022 Other Race	24,397	35,690	47,832
2022 White	7,388	42,876	135,919
2022 Multiracial	9,556	17,529	32,677
2022-2027: Population: Growth Rate	1.00%	1.05%	0.95%

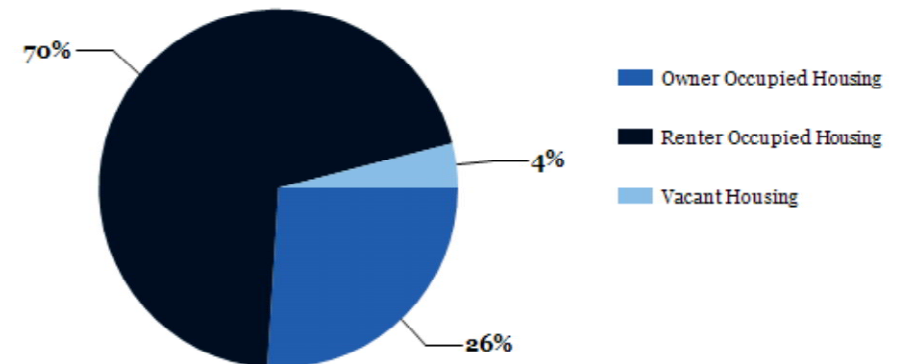
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,981	3,549	6,901
\$15,000-\$24,999	1,122	2,475	5,756
\$25,000-\$34,999	1,381	2,782	5,998
\$35,000-\$49,999	1,831	4,001	9,186
\$50,000-\$74,999	2,319	5,419	14,031
\$75,000-\$99,999	1,767	4,586	13,630
\$100,000-\$149,999	2,167	7,198	20,760
\$150,000-\$199,999	1,038	4,143	13,019
\$200,000 or greater	658	3,577	13,154
Median HH Income	\$56,798	\$77,730	\$90,613
Average HH Income	\$80,173	\$104,431	\$119,715



2022 Household Income



2022 Own vs. Rent - 1 Mile Radius

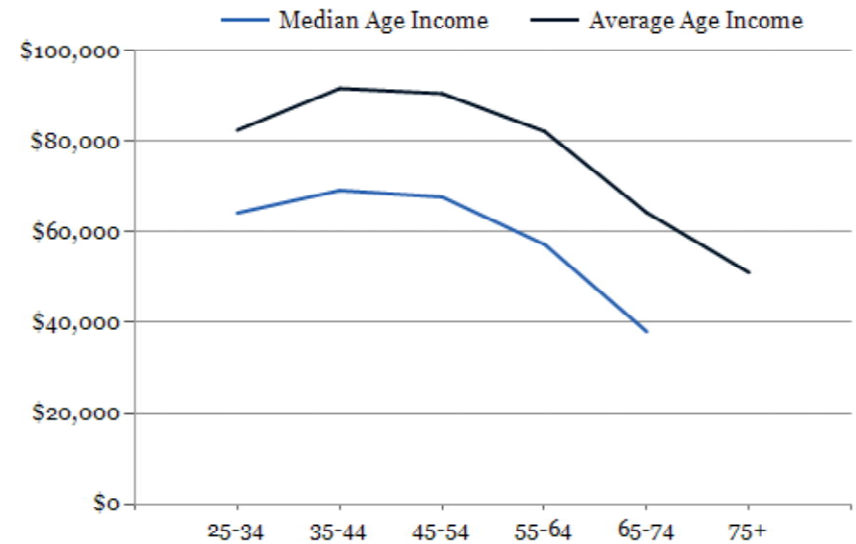
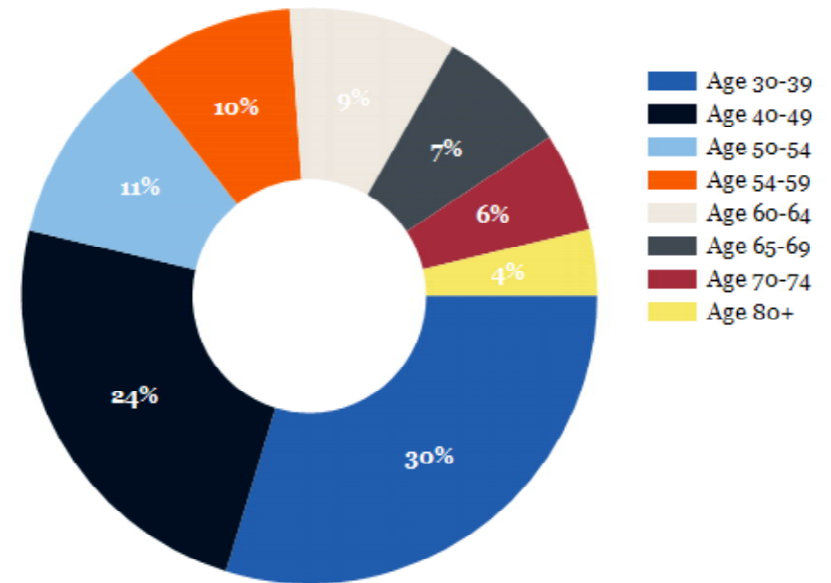


Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	3,815	8,682	21,708
2022 Population Age 35-39	3,444	8,041	21,319
2022 Population Age 40-44	3,202	7,731	20,606
2022 Population Age 45-49	2,660	6,618	17,550
2022 Population Age 50-54	2,625	6,942	18,409
2022 Population Age 55-59	2,324	6,654	18,088
2022 Population Age 60-64	2,296	6,381	17,963
2022 Population Age 65-69	1,807	5,207	15,304
2022 Population Age 70-74	1,369	4,033	12,302
2022 Population Age 75-79	908	2,824	8,622
2022 Population Age 80-84	581	1,739	5,232
2022 Population Age 85+	555	1,720	4,940
2022 Population Age 18+	34,593	84,731	222,652
2022 Median Age	33	37	39
2027 Median Age	35	38	40

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,207	\$81,443	\$93,250
Average Household Income 25-34	\$82,508	\$101,807	\$117,189
Median Household Income 35-44	\$69,189	\$94,135	\$108,450
Average Household Income 35-44	\$91,685	\$120,379	\$139,495
Median Household Income 45-54	\$67,735	\$100,318	\$112,981
Average Household Income 45-54	\$90,579	\$126,070	\$145,138
Median Household Income 55-64	\$57,307	\$84,230	\$100,473
Average Household Income 55-64	\$82,269	\$111,572	\$128,186
Median Household Income 65-74	\$38,063	\$55,243	\$67,361
Average Household Income 65-74	\$64,306	\$84,447	\$97,078
Average Household Income 75+	\$51,074	\$59,984	\$68,218

Population By Age



Aria Apartments

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from 226 New Brunswick Ave, LLC and it should not be made available to any other person or entity without the written consent of 226 New Brunswick Ave, LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to 226 New Brunswick Ave, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical 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 by the prospective purchaser. 226 New Brunswick Ave, LLC makes no warranty or representation 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, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, 226 New Brunswick Ave, LLC has not verified all of the information contained herein.

Marketed By: 226 New Brunswick Ave, LLC



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