



DAUNNO
COMMERCIAL

INVESTMENT OPPORTUNITY

12 ROBBINS PARKWAY

A 3,640 SF Fully-Leased Professional Office Building in the Heart of Historic Downtown.

Executive Summary

This well-maintained, three-story professional office building presents a strong turnkey investment opportunity. Strategically located at a signalized corner in the Village Seaport zone of Historic Downtown Toms River, the property benefits from excellent visibility and high pedestrian traffic.

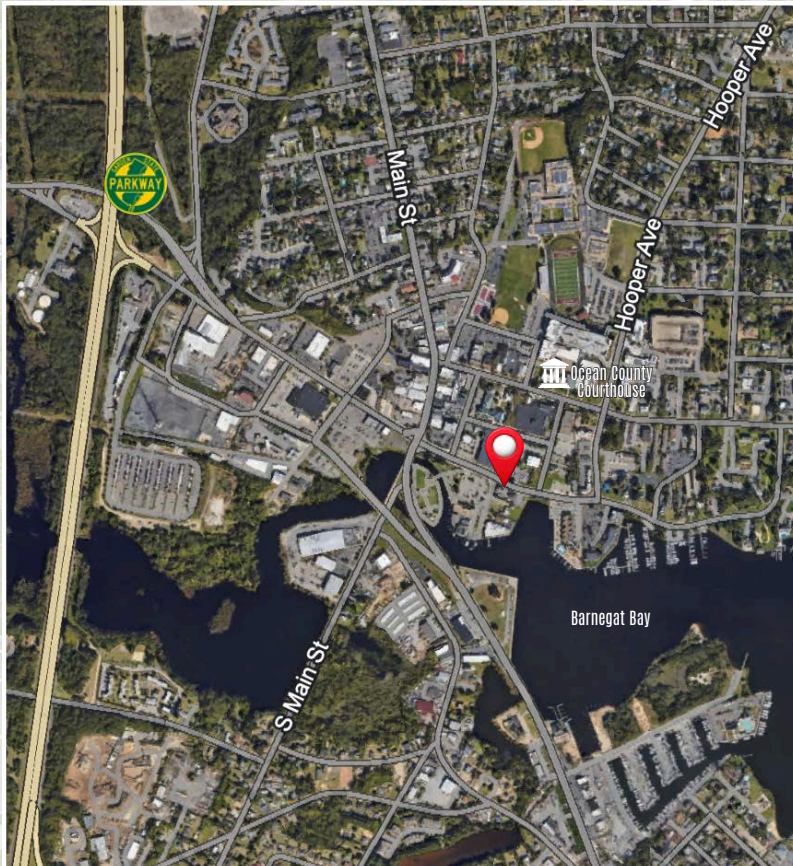
Property Highlights

- **Building Size:** 3,640 Square Feet
- **Stories:** 3 Levels of Professional Office Space
- **Zoning:** Village Seaport (Historic Downtown)
- **Occupancy:** Fully Leased / Stable Income
- **Condition:** Recently Renovated Modernized Interiors



Strategic Location

The property is adjacent to municipal parking and within walking distance to the Ocean County Courthouse, municipal offices, and various downtown amenities. Recent renovations have modernized the interiors, ensuring appeal for high-quality professional tenants.



Financial Analysis

Rent Roll Summary

Tenant	Rent
1st Floor: Green Label Title	\$800.00
1st Floor: Crossroads Realty	\$800.00
1st Floor: New Era Financial	\$800.00
1st Floor: PRMG	\$250.00
2nd Floor: Crest Engineering	\$1,900.00
3rd Floor: Morello Law Firm	\$500.00
3rd Floor: The Law Office of Oliff & Oliff	\$825.00
TOTAL MONTHLY GROSS	\$5,875.00
TOTAL ANNUAL GROSS	\$70,500.00

Annual Expenses

Real Estate Taxes	\$12,642.00
Property Insurance	\$3,500.00
TOTAL OPERATING EXPENSES	\$16,142.00

NET OPERATING INCOME
\$54,358.00

Lease Term Summaries

Crest Engineering (Entire 2nd Floor)

Term: 5 Years | Commenced: 4/8/2022

Green Label Title (1st Floor, Suite B)

Term: 5 Years | Commenced: 6/1/2022

Law Office of Oliff & Oliff (3rd Floor, Suite A)

Renewed: 9/1/25 – 8/31/27 (2-Year Term)

New Era Financial (1st Floor, Suite A)

Term: 2 Years | Commenced: 12/15/2025

Morello Law Firm (3rd Floor, Suite B)

Term: 2 Years | Commenced: 1/1/2026

PRMG - Desk Lease

Term: Month-to-Month | Commenced: 3/15/2026

Bruno Law

Term: Month-to-Month | Shared Use Agreement (Commenced 5/1/23)

Investment Contact:

Inquire for full offering memorandum and property inspections.
Please do not disturb existing tenants.