

3-BUILDING PORTFOLIO FOR SALE



PROPERTY DESCRIPTION

This multifamily portfolio comprises three properties totaling 11 units. The two four-family properties in North Plainfield are located only 0.5 miles apart. The properties are well maintained and have undergone various capital improvements over the last several years.

PROPERTY HIGHLIGHTS

- Over \$80,000 spent on capital improvements
- Properties will be sold together as a package
- Value-add opportunity featuring below-market rents
- Marlborough Avenue, Middlesex: Private parking, high ceilings, basement, washer/dryers in each unit
- Grove Street, North Plainfield: Directly across the street from two schools; two-level units with shared backyard
- Private entrances for most units
- The two North Plainfield properties are located about one mile from the Plainfield Train Station

OFFERING SUMMARY

Sale Price:	\$2,800,000
Number of Units:	11
NOI:	\$183,871.00
Cap Rate:	6.57%

VIRTUAL TOURS

<https://www.dropbox.com/sc/fo/2edjtnqvr1t44xcv18z/A00iZRoogakflVOPi8Lox8r1key=fwt27f3dgazg4u5g16o4raa8j&st=eso6rg201>

UNIT TYPE	COUNT
1 BR/1 BA	4
2 BR/1 BA	6
3 BR/1 BA	1
Total	11
Garage	1



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