

**Veeder Properties LLC
3103 Veeder Ave
Toms River, NJ 08753**

Gross Annual Income (4 tenants):

\$22,200 – Unit A

\$20,400 – Unit B

\$18,672 - Bartending School

\$9,000 – Lot Rental

\$70,272 – Total Income

Gross Annual Expense:

\$6,881 – Property taxes

\$4,459 – Property insurance

\$320 - Common electric

\$250 – Weed control

\$412 - Water

\$12,322 – Total Expense

Net Annual Income - \$57,950

Asking Price - \$1,099,000 / 5.3% cap

**Owner financing available with minimum 20% down.
Interest rate is dependent on Buyers credit, 7% – 10%,
3 – 5 year balloon.**

**All tenants pay rent payments and other pass-thru's
through 3rd party property management company,
RentRedi.com**

Total building SF – 2,441

Property dimensions - 150' X 100'

Frame construction on slab – No crawl space

Property is 100% occupied – Leases available upon request

Property is located in AE Flood Zone

Zoned – H/B (Highway Business) Approved for “Non-Conforming Use” for both commercial and residential use by Toms River Township in 2023

Property and Building Improvements:

***New roof – 2023**

***New vinyl siding, gutters – 2023**

***New electrical service including new meter pans, exterior disconnect switches, breaker panels and breakers for all tenants and house service.**

***All new windows in both second floor apartments**

***Apt. A & B totally renovated in 2023 i.e., flooring, walls, doors, bathroom, kitchen, granite counter tops, stainless steel appliances, washer/dryer, instant H/W heater, HVAC mini-splits, electrical wiring, breaker panels, new plumbing.**

***Includes 3 – 20' long shipping containers:**

***Container #1 – Landlord/Owner use**

***Container #2 – Lot tenant use**

***Container #3 – Retail tenant use**

All information provided by seller and must be independently verified

- *All new vinyl fencing**
- *All new landscaping/walkways**
- *New exterior lighting**
- *New retail pylon signage and on building**
- *All new exterior entry doors and storm doors for all tenants**
- *New wireless security cameras**
- *New H/W heater in retail space**
- *New whole property storm drainage system including sump pump**
- * New 1st FI perimeter exterior fiber cement Hardy boards and Azek installed**
- *5 Year termite protection through Western Pest Control, June 2023 – May 2028**
- *Lifetime Lead-free paint certification Certificate issued 10/2022**
- *Environmental Assessment Phase I and underground storage tank studies completed – no known hazardous contaminants – Report issued 11/2022**

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Unit - Retail, 1st FL, 1,073 SF

Tenant – The Art Of Bartending / Walt Singer Boat Detailing Service

Description – Bartending School, Boat Detailing Service

Rent - \$1,556/month

Term – 05/01/2026 – 04/30/2027

Utilities – Tenant pays the following:

- *Electric**
- *Water/Sewer**
- *Gas**
- *Internet**
- *Telephone**
- *Cable**

Renewal – Annual

Security Deposit – 1 ½ month

Landlord pays: Taxes & Insurance

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Unit - Apt A, 684 SF

Tenant – Single tenant

Description – Fully renovated in 2024 - 1 bed, 1 bath, full appliance package, mini splits for HVAC, washer, dryer, on site lockable storage unit.

Rent - \$1,700/month

Term – 1 Yr, 05/01/2026 - -4/30/2027

Utilities – Tenant pays the following:

- *Electric**
- *Sewer**
- *Gas**
- *Internet**
- *Telephone**
- *Cable**

Renewal – Annual

Security Deposit – 1 ½ month

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Unit – Apt B, 684 SF

Tenant – Single tenant

Description – Fully renovated in 2024 - 1 bed, 1 bath, full appliance package, mini splits for HVAC, washer, dryer, on site lockable storage unit.

Rent - \$1,850/month

Term – 1 Yr, 02/01/2026 – 01/31/2027

Utilities – Tenant pays the following:

- *Electric**
- *Sewer**
- *Gas**
- *Internet**
- *Telephone**
- *Cable**

Renewal – Annual

Security Deposit – 1 ½ month

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Unit – Lot Rental

Tenant – Dirty Work Mobile Pet Spa

Description – 3,600 SF lot rental for vehicles

Rent - \$750/month

Term – Month to Month

Utilities – Tenant pays the following:

***Electric**

Renewal – Month to month

Security Deposit – 1 ½ month

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