



## INVESTMENT OPPORTUNITY

90% LEASED  
 Investment Opportunity  
 102 E. Front Street  
 Plainfield, NJ (Union County)



### OFFERING HIGHLIGHTS

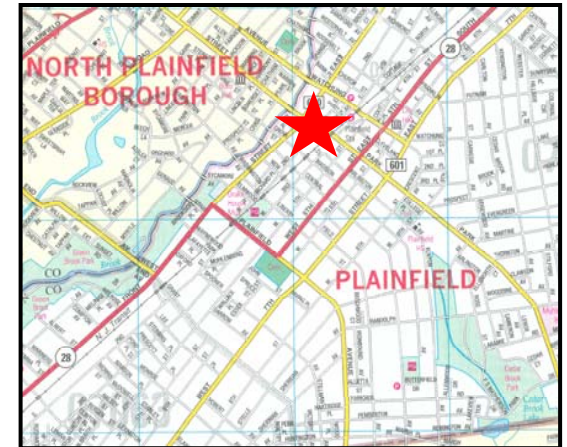
- ◆ 90% Occupied
- ◆ 13,600 Square Feet / 3 Story
- ◆ 1<sup>st</sup> Floor Retail
- ◆ 2<sup>nd</sup> & 3<sup>rd</sup> Floor Office
- ◆ Abundant Foot Traffic
- ◆ Corner Lot
- ◆ High Visibility

### SUMMARY:

Sale Price	\$1,150,000.00
Net Operating Income – Proposed	\$127,673.00
Cap Rate	11%

### EXPENSES:

Taxes	\$30,173.00
Insurance	\$4,160.00
Repair / Maintenance	\$7,513.24
Fire Protection	\$4,653.00
Water / Gas	\$5,148.00
Management	\$5,730.00



For Information Contact:  
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