

OFFERING MEMORANDUM

499 Valley Street

Maplewood, New Jersey 07040

ASKING PRICE	PROPERTY TYPE	TOTAL UNITS	YEAR BUILT	LOT SIZE	CAP RATE
\$1,500,000	Mixed-Use	3	1922	7,405 SF	6.8%

INVESTMENT HIGHLIGHTS

- Fully renovated two-family residence + commercial office space
- 100% occupied — strong in-place rental income of \$132,000/yr
- Steps from Maplewood train station with direct NYC service
- Long-term upside: mixed-use zoning, flexible commercial component

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The calculations and data presented are deemed to be accurate but not guaranteed. Intended for illustrative purposes only.

PROPERTY SUMMARY

499 Valley Street • Maplewood, New Jersey

PROPERTY OVERVIEW

An excellent mixed-use investment opportunity in the heart of Maplewood. This distinctive 1922-built property combines a fully renovated two-family residential building with a separate single-story commercial office space, creating three income-producing units with built-in diversity of tenant type.

The residential building was extensively renovated in 2022, featuring updated kitchens, modern bathrooms, and refreshed hardwood flooring throughout. Both residential tenants enjoy private access to a finished basement with dedicated washer/dryer units, as well as exclusive use of the third-floor bonus space — ideal for a home office, recreation, or storage.

The ground-level commercial suite offers strong street visibility and flexible use potential, currently occupied and generating \$4,500/month. All three units are occupied, delivering \$132,000 in gross operating income.

PROPERTY DETAILS

Address	499 Valley Street
Municipality	Maplewood, NJ 07040
County	Essex County
Year Built	1922 (Renovated 2022)
Lot Size	7,405 SF / 0.17 AC
Zoning	OB (Office Business)
Total Units	3
Parking	9 Spaces
Taxes (2025)	\$22,166/year
MLS #	4019936
Asking Price	\$1,500,000
Occupancy	100%

LOCATION OVERVIEW

Situated steps from the Maplewood Village train station on NJ Transit's Morris & Essex Line, 499 Valley Street benefits from direct rail connectivity to New York Penn Station — a key driver of tenant demand in this market. The surrounding Village corridor is anchored by a thriving mix of restaurants, boutiques, and service businesses that generate consistent foot traffic seven days a week.

Maplewood has established itself as one of Northern New Jersey's most desirable live-work communities. Its proximity to South Mountain Reservation, award-winning school district, and walkable downtown make it a perennial draw for professional tenants and business owners seeking a suburban setting with urban-quality amenities.

INCOME & FINANCIAL SUMMARY

Pro Forma at Current Rents

UNIT RENT SCHEDULE

Unit 1	Residential	3 BR	1	\$3,200	\$38,400
Unit 2	Residential	3 BR	1	\$3,300	\$39,600
Unit 3	Commercial Office	—	1 (half)	\$4,500	\$54,000
TOTAL				\$11,000/mo	\$132,000

PRO FORMA SUMMARY

Gross Operating Income		\$132,000
Less: Vacancy (est. 5%)		(\$6,600)
Effective Gross Income		\$125,400
OPERATING EXPENSES		
		ANNUAL
Property Taxes		\$22,166
Insurance		\$4,200
Water / Sewer		\$1,800
Trash Removal		\$900
Gas (common areas)		\$968
Total Expenses (per OM)		\$30,034
NET OPERATING INCOME		\$101,965
Asking Price		\$1,500,000
Cap Rate		6.8%
Price / Unit		\$500,000
Gross Rent Multiplier		11.4x

Note: Pro forma based on MLS-reported figures. Expenses include garbage, gas, insurance, and taxes as stated in listing. Buyer to conduct independent due diligence and verify all financial information.

PROPERTY DETAILS & UNIT DESCRIPTIONS

Building & Site Information

UNIT 1 — RESIDENTIAL

Bedrooms	3
Bathrooms	1 Full
Level	First Floor
Monthly Rent	\$3,200
Tenant Pays	Electric, Gas, Heat, Water
Appliances	Dishwasher, Microwave, Range/Oven, Refrigerator

UNIT 2 — RESIDENTIAL

Bedrooms	3
Bathrooms	1 Full
Level	Second Floor
Monthly Rent	\$3,300
Tenant Pays	Electric, Gas, Heat, Water
Appliances	Dishwasher, Microwave, Range/Oven, Refrigerator

UNIT 3 — COMMERCIAL OFFICE

Type	Street-Level Commercial
Level	Ground Floor
Monthly Rent	\$4,500
Half Bath	Yes
Tenant Pays	Electric, Gas, Heat, Water
Visibility	High — Valley Street frontage
Zoning	OB (Office Business)

SHARED AMENITIES

Basement	Unfinished — 2 separate W/D sets
3rd Floor	Bonus space — residential exclusive use
Parking	9 on-site spaces
Heating	Radiators — Steam, Gas-Natural
Cooling	No Central A/C (window units)
Sewer/Water	Public
Exterior	Composition & Vinyl Siding
Roof	Asphalt Shingle

INVESTMENT HIGHLIGHTS

100% Occupied / Immediate Cash Flow

All three units are currently tenanted. Buyers step into a fully stabilized asset with no lease-up risk and immediate income on day one.

Renovated Asset — Reduced Near-Term CapEx

The residential building underwent a comprehensive renovation in 2022, including kitchens, bathrooms, and flooring. Capital expenditures are minimal in the near term.

Commercial Component Adds Diversification

The commercial unit — generating \$54,000/year — diversifies income beyond purely residential exposure and offers optionality for an owner-user or continued investor use.

NYC Transit Access

Walking distance to the Maplewood NJ Transit station provides direct service to New York Penn Station (~40 minutes), a critical driver of rental demand and long-term value.

Maplewood Market Fundamentals

The South Orange-Maplewood market continues to outperform regional benchmarks on both rental and sales metrics, underpinned by strong school district ratings, robust community investment, and sustained demand from NYC-commuter households.

MARKET DEMOGRAPHICS

Maplewood, NJ — Radius Summary

POPULATION			
Total Population	19,841	216,209	622,361
Male	9,614	103,971	296,689
Female	10,227	112,238	325,672
INCOME			
Median Household Income	\$224,194	\$106,153	\$85,869
> \$200,000	3,706	20,146	44,590
\$100k – \$199,999	1,614	20,475	54,529
\$50k – \$99,999	855	17,539	55,235
AGE			
Ages 25–54 (Prime Renter)	7,780	87,005	251,325
Ages 55–64	2,564	26,987	75,734
Ages 65+	2,977	32,940	90,929
HOUSING			
Total Units	7,003	80,715	235,106
Occupied	6,815	77,810	226,148
Owner Occupied	5,449	40,466	97,009
Renter Occupied	1,366	37,344	129,139

Source: U.S. Census data. Demographic figures represent estimates and are provided for informational purposes only.

DISCLAIMER

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