

MULTIFAMILY FOR SALE

# Apartment Building Investment Opportunity

529-531 Mulberry Street, Newark, NJ 07114

**sitar**  
Realty Company

Worldwide Real Estate Services Since 1978

## 15 UNIT APARTMENT BUILDING



William Sitar Jr. | O: 732.283.9000 | C: 973.202.9119 | bsitarlaw@sitarcompany.com

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

1481 Oak Tree Road, Iselin, NJ 08830 | 732.283.9000 | sitarcompany.com

# Apartment Building Investment Opportunity

529-531 Mulberry Street, Newark, NJ 07114

**sitar**  
Realty Company

Worldwide Real Estate Services Since 1978

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Newly constructed apartment buildings for sale

### PROPERTY HIGHLIGHTS

- Building consists of 15 apartments and 1 retail/commercial unit - one retail/commercial unit (±360 SF); three studio apartments (±508 SF); one 1-bedroom apartment (±747 SF); eleven 2-bedroom apartments (±902-986 SF) and 8 parking spaces.
- Property taxes \$35,520.
- New construction in "lease up."
- Financial and due diligence information available after NDA is signed.

### LOCATION DESCRIPTION

Located in the desirable Ironbound section near Newark Penn Station, public transportation, Newark Airport and major highways.

### OFFERING SUMMARY

|                  |                  |
|------------------|------------------|
| SALE PRICE:      | Call for Details |
| NUMBER OF UNITS: | 15               |
| BUILDING SIZE:   | 12,760 SF        |

William Sitar Jr. | O: 732.283.9000 | C: 973.202.9119 | bsitarlaw@sitarcompany.com

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

MULTIFAMILY FOR SALE

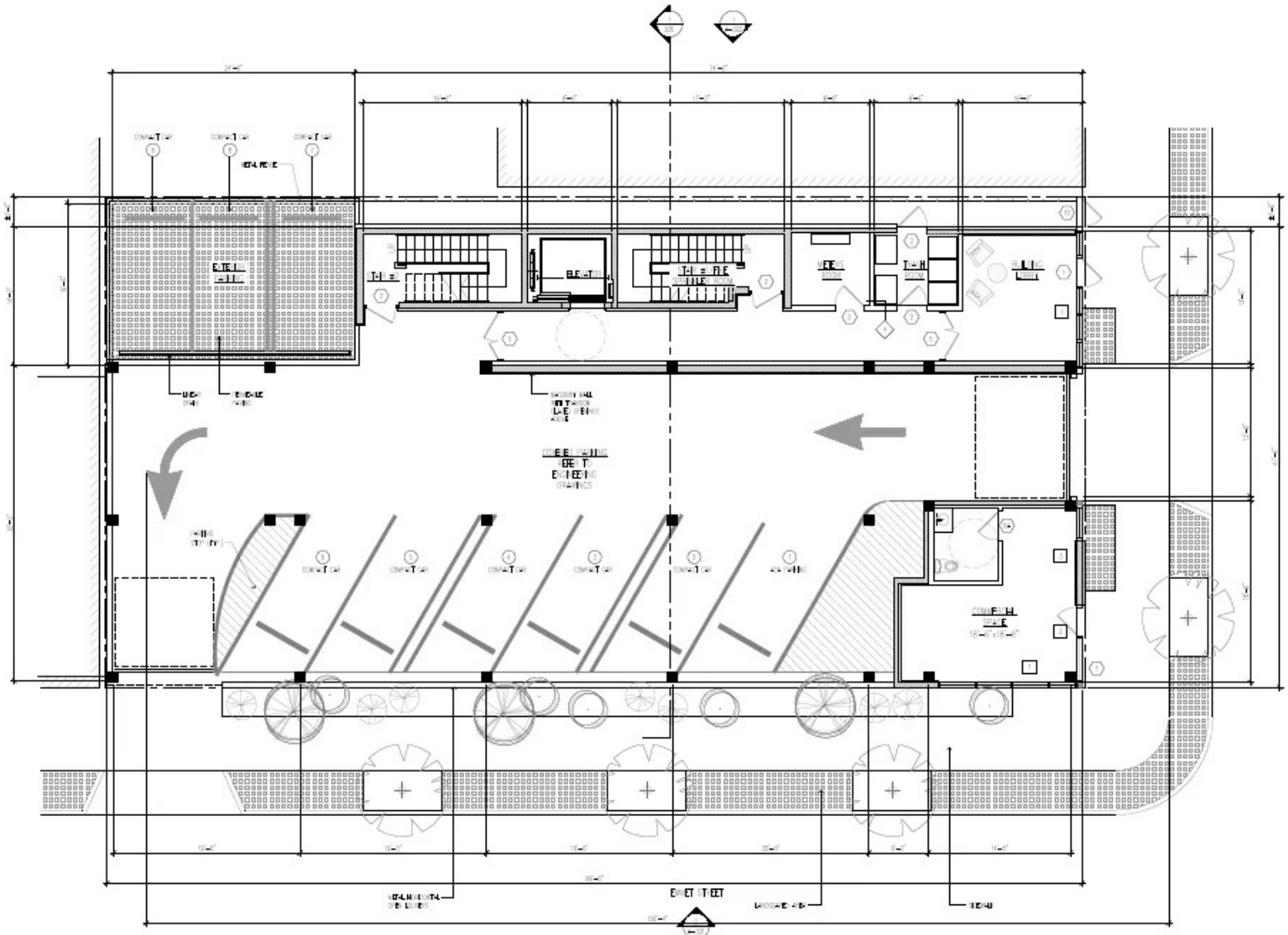
# Apartment Building Investment Opportunity

529-531 Mulberry Street, Newark, NJ 07114

**sitar**  
Realty Company

Worldwide Real Estate Services Since 1978

529-531 MULBERRY STREET



**529-531 Mulberry Street  
Ground Floor Plan**

William Sitar Jr. | O: 732.283.9000 | C: 973.202.9119 | bsitarlaw@sitarcompany.com

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

1481 Oak Tree Road, Iselin, NJ 08830 | 732.283.9000 | sitarcompany.com

MULTIFAMILY FOR SALE

# Apartment Building Investment Opportunity

529-531 Mulberry Street, Newark, NJ 07114

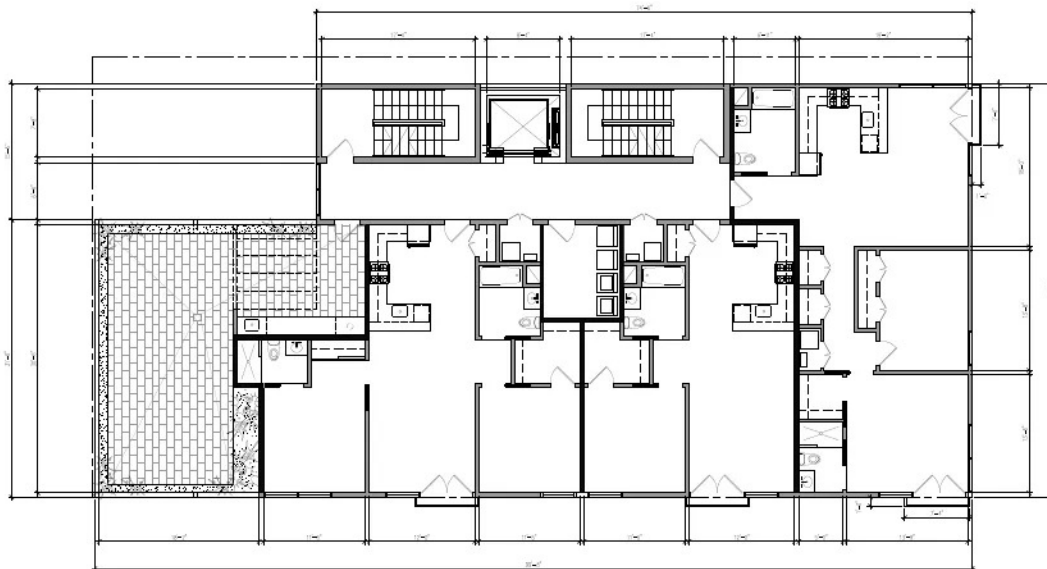
**sitar**  
Realty Company

Worldwide Real Estate Services Since 1978

529-531 MULBERRY STREET



**529-531 Mulberry Street  
Typical Floor Plan 2-4**



**529-531 Mulberry Street  
Fifth Floor Plan**

William Sitar Jr. | O: 732.283.9000 | C: 973.202.9119 | [bsitarlaw@sitarcompany.com](mailto:bsitarlaw@sitarcompany.com)

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

1481 Oak Tree Road, Iselin, NJ 08830 | 732.283.9000 | [sitarcompany.com](http://sitarcompany.com)

## MULTIFAMILY FOR SALE

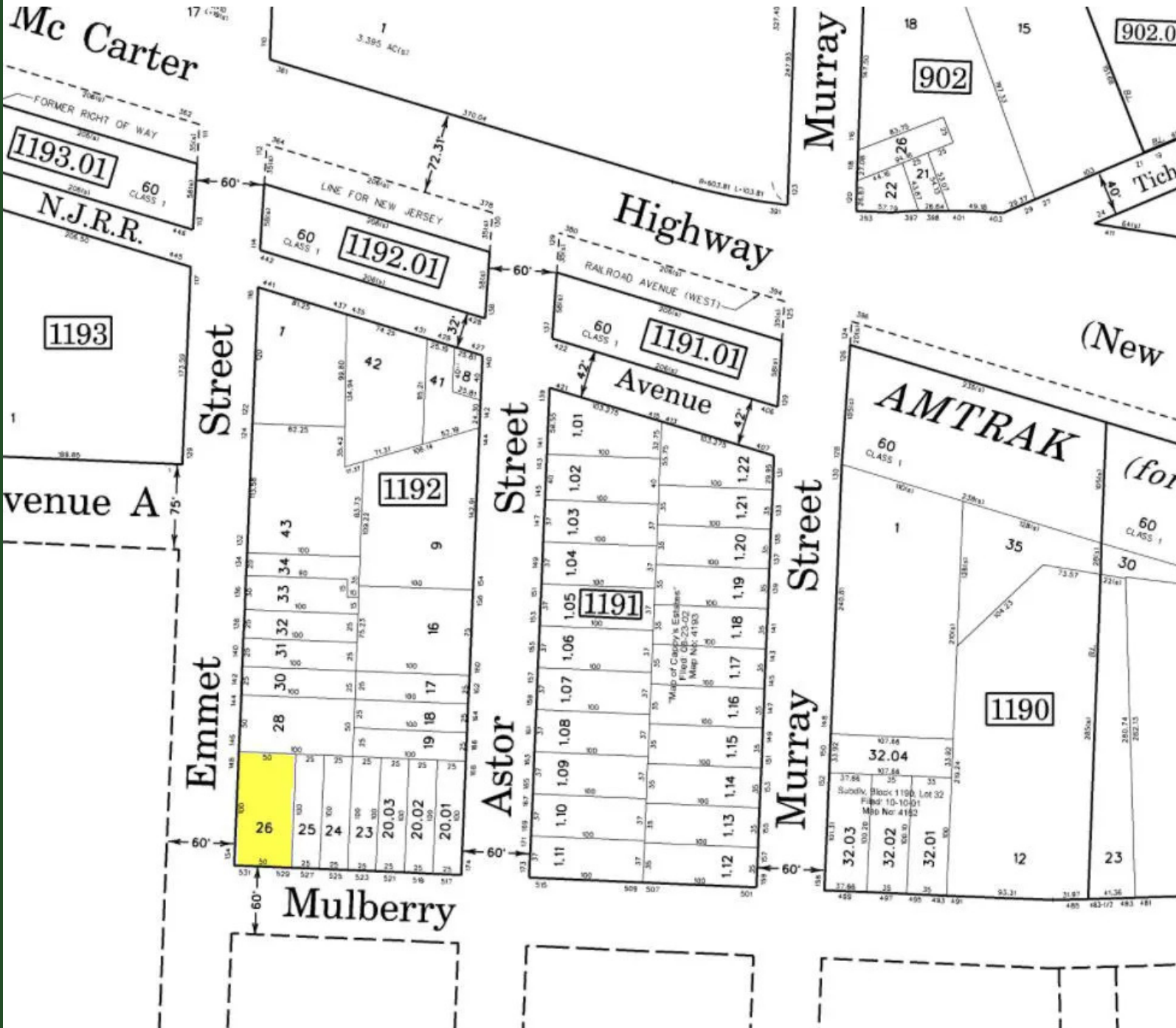
# Apartment Building Investment Opportunity

529-531 Mulberry Street, Newark, NJ 07114

**Sitar**  
Realty Company

Worldwide Real Estate Services Since 1978

529-531 MULBERRY STREET



**William Sitar Jr. | O: 732.283.9000 | C: 973.202.9119 | [bsitarlaw@sitarcompany.com](mailto:bsitarlaw@sitarcompany.com)**



TCN  
WORLDWIDE  
REAL ESTATE SERVICES

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

1481 Oak Tree Road, Iselin, NJ 08830 | 732.283.9000 | [sitarcompany.com](http://sitarcompany.com)

MULTIFAMILY FOR SALE

# Apartment Building Investment Opportunity

529-531 Mulberry Street, Newark, NJ 07114

**sitar**  
Realty Company

Worldwide Real Estate Services Since 1978

## INTERIOR PHOTOS



William Sitar Jr. | O: 732.283.9000 | C: 973.202.9119 | [bsitarlaw@sitarcompany.com](mailto:bsitarlaw@sitarcompany.com)

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

1481 Oak Tree Road, Iselin, NJ 08830 | 732.283.9000 | [sitarcompany.com](http://sitarcompany.com)

MULTIFAMILY FOR SALE

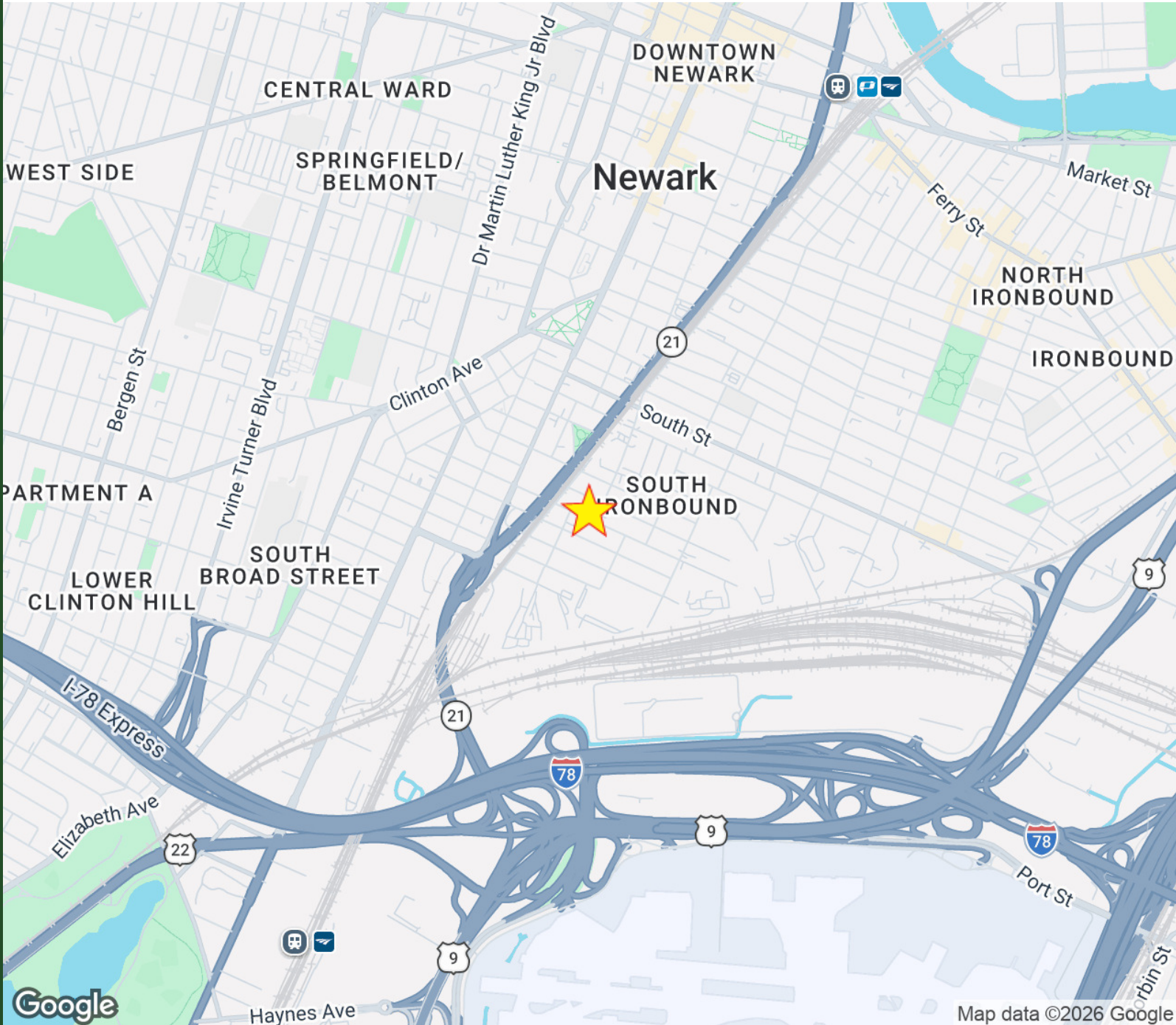
# Apartment Building Investment Opportunity

529-531 Mulberry Street, Newark, NJ 07114

**sitar**  
Realty Company

Worldwide Real Estate Services Since 1978

## LOCATION MAP



William Sitar Jr. | O: 732.283.9000 | C: 973.202.9119 | bsitarlaw@sitarcompany.com

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

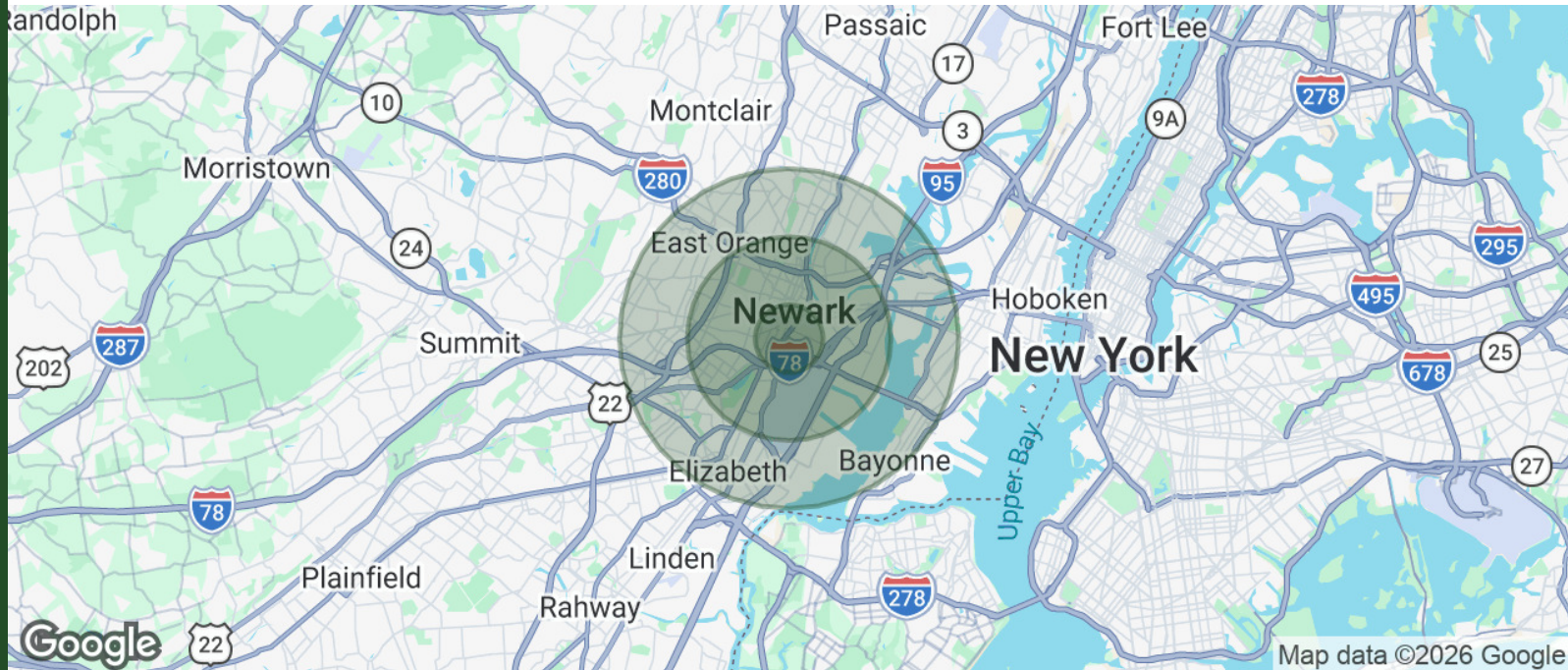
ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

1481 Oak Tree Road, Iselin, NJ 08830 | 732.283.9000 | sitarcompany.com

# Apartment Building Investment Opportunity

529-531 Mulberry Street, Newark, NJ 07114

## DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION     | 43,318 | 314,121 | 858,307 |
| AVERAGE AGE          | 36.8   | 35.2    | 36.8    |
| AVERAGE AGE (MALE)   | 35.4   | 33.8    | 35.3    |
| AVERAGE AGE (FEMALE) | 36.5   | 36.1    | 38.2    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 17,070    | 117,407   | 316,901   |
| # OF PERSONS PER HH | 2.5       | 2.7       | 2.7       |
| AVERAGE HH INCOME   | \$61,541  | \$71,940  | \$87,040  |
| AVERAGE HOUSE VALUE | \$367,440 | \$314,784 | \$386,253 |

2023 American Community Survey (ACS)

William Sitar Jr. | O: 732.283.9000 | C: 973.202.9119 | bsitarlaw@sitarcompany.com

# Apartment Building Investment Opportunity

529-531 Mulberry Street, Newark, NJ 07114



Worldwide Real Estate Services Since 1978

## MISSION STATEMENT AND OUR SERVICES

**Our mission** is to provide the finest, most professional real estate services to our clients, exceeding their expectations and delivering total satisfaction. Our approach maximizes the value of real estate while minimizing client costs. We combine creativity, real estate specialists, total market expertise, and integrity to achieve comprehensive solutions to real estate needs. Our salespeople have access to reliable resources and the latest technology and support systems available in the industry.

**Our vision** is to create an environment of constant improvement, resulting in an ever-increasing quality of our services. We will continuously seek to improve every activity and process in the company. We believe that as good as we are today, we must be better tomorrow. Our drive to improve is both continuous and relentless. We strive to be the unsurpassed standard of comparison.

**Our commitment** is to listen to the voice of the client, understanding their perspective to implement the real estate plan, and to satisfy their needs at a cost that represents real value. We at Sitar Realty Company believe that the complexities of real estate demand a total approach to client needs and space requirements combining ever-improving creativity and multi-functional skills. Our initiatives meet this challenge three ways: in-depth needs assessment, timely information, and dynamic solutions that create long-term value.

We believe the only real test of performance is the quality of services that we provide to the clients we represent. Over the long term, we must consistently exceed their expectations.

Finally, and perhaps most importantly, we will conduct ourselves in an exemplary manner with all our clients and customers, both large and small, thereby creating long-term relationships with them, whether the service is brokerage, consulting, market research, or corporate investments.

### Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

### Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

### Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

### Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

### Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

### Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

### Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

William Sitar Jr. | O: 732.283.9000 | C: 973.202.9119 | bsitarlaw@sitarcompany.com



ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.