

Exclusive Offering Memorandum

220 Passaic Ave, Belleville NJ 07109



Unit Mix: (2) 2-Bedroom Units | (4) 1-Bedroom Units | 5,700 Sq. Ft.

UNITED

REAL ESTATE

NORTH JERSEY

ANDREIA MELNIKOFF

Office: 888-501-6953

Cell: 973-768-8124

Email: afmelnikoff@gmail.com



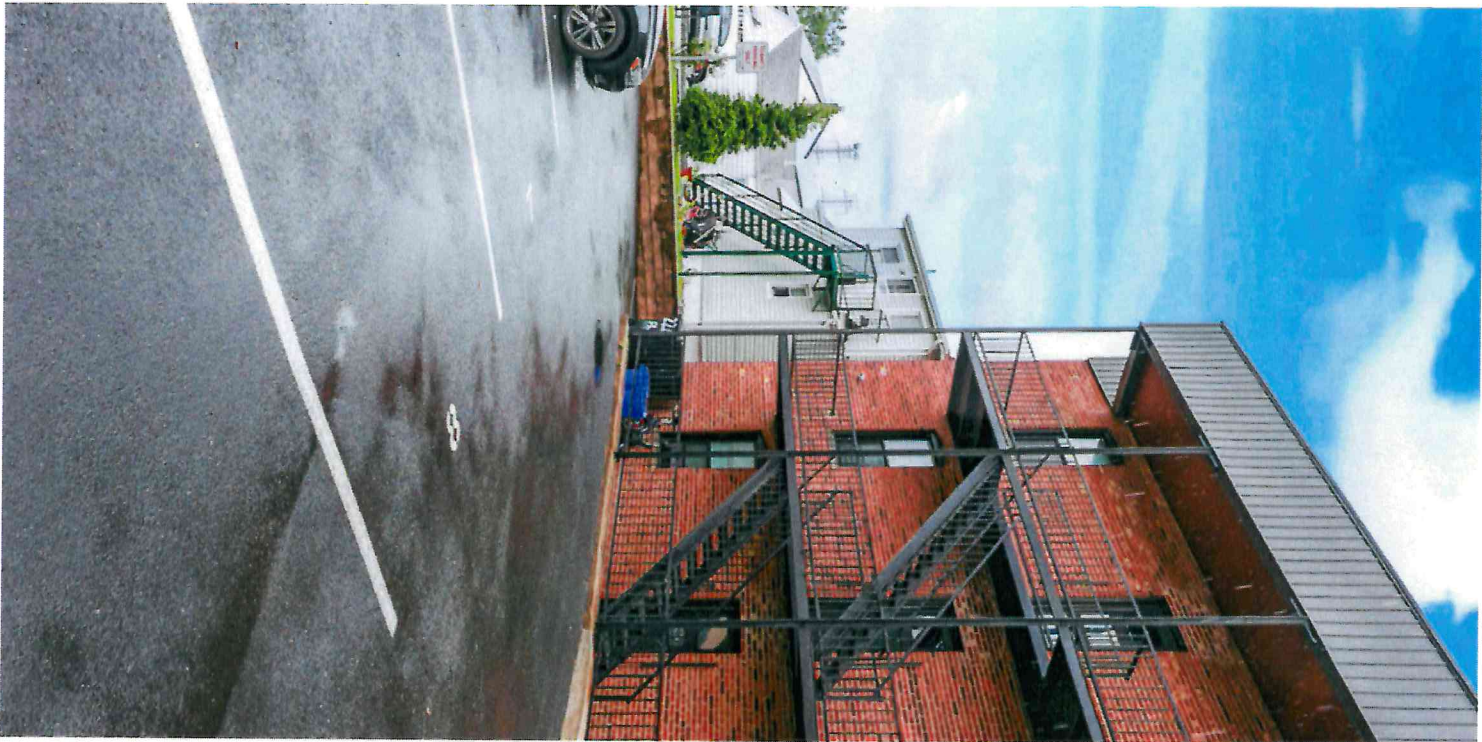


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EXECUTIVE SUMMARY

220 Passaic Avenue is an outstanding opportunity to acquire a fully stabilized six-unit multifamily property. Located in the heart of Belleville, NJ, positioned on a highly visible corner lot in a high-demand rental market. This property offers a blend of modern amenities, stable income, and long-term growth potential.

220 Passaic Avenue offers investors the rare opportunity to acquire a low-maintenance, income-generating multifamily asset with modern upgrades and strong market fundamentals. With 100% occupancy, low turnover, and a strategic location, this property is well-positioned for long-term value appreciation and consistent cash flow.



220 PASSAIC
AVENUE,
BELLEVILLE NJ
07109



5,700 SQ.FT
BUILDING



6 UNITS
IN BUILDING



5,484 SQ. FT.
LOT SIZE



COMERCIAL
MULTI-FAMILY

PROPERTY OVERVIEW

- Comprehensive renovation completed approximately two years ago
- Updated interiors with modern finishes throughout
- In-unit laundry and private storage for each apartment
- Fully finished basement offering additional usable space
- Full building-wide fire alarm and security camera systems (interior/exterior)
- Excellent curb appeal and strong tenant retention



03 ANNUAL EXPENSES

PROPERTY TAXES	\$19,573.91
ELECTRIC	\$1,400.00
PROPERTY CLEANING	\$1,920.00
CAMERA SYSTEM / WIFI CONNECTION	\$30.00
LAWN CARE / SNOW REMOVAL	\$2,500.00
PROPERTY INSURANCE	\$5,799.00
WATER AND SEWER	\$1,000.00
TOTAL	\$32,262.91

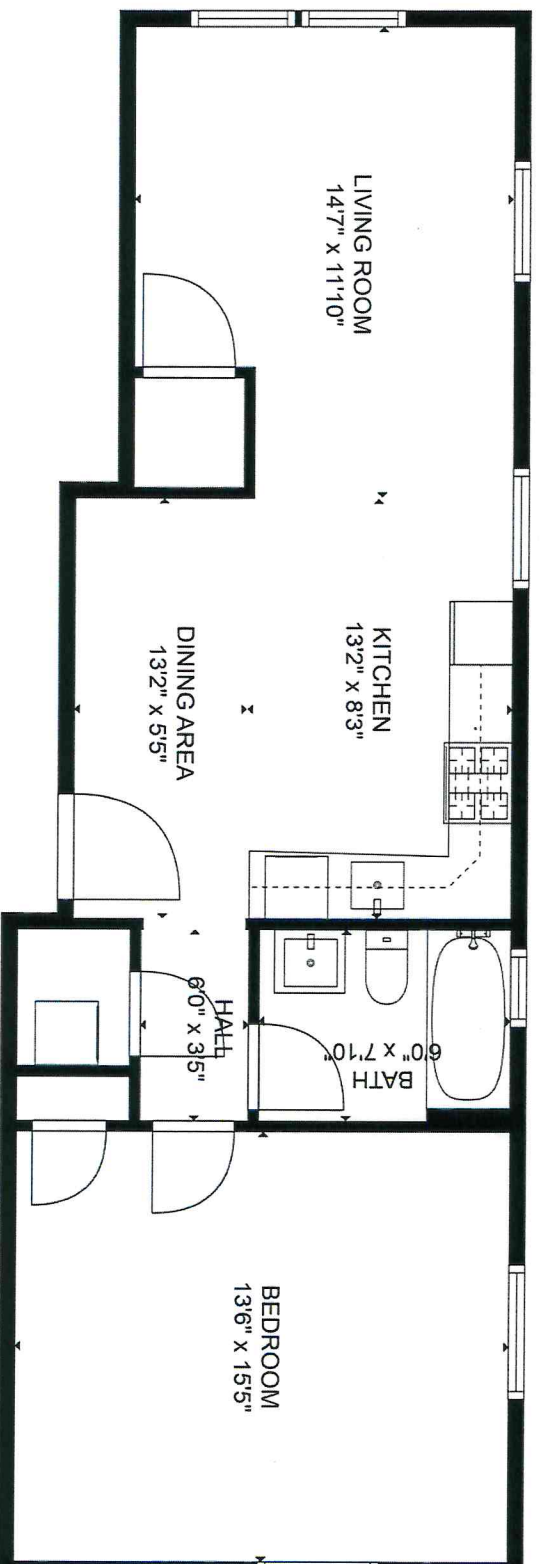
C4 RENT ROLL

APT 1L	\$1,976.00
APT 2L	\$2,496.00
APT 3L	\$1,768.00
APT 1R	\$1,768.00
APT 2R	\$1,976.00
APT 3R	\$2,496.00
TOTAL MONTHLY	\$12,480
TOTAL YEARLY	\$149,760



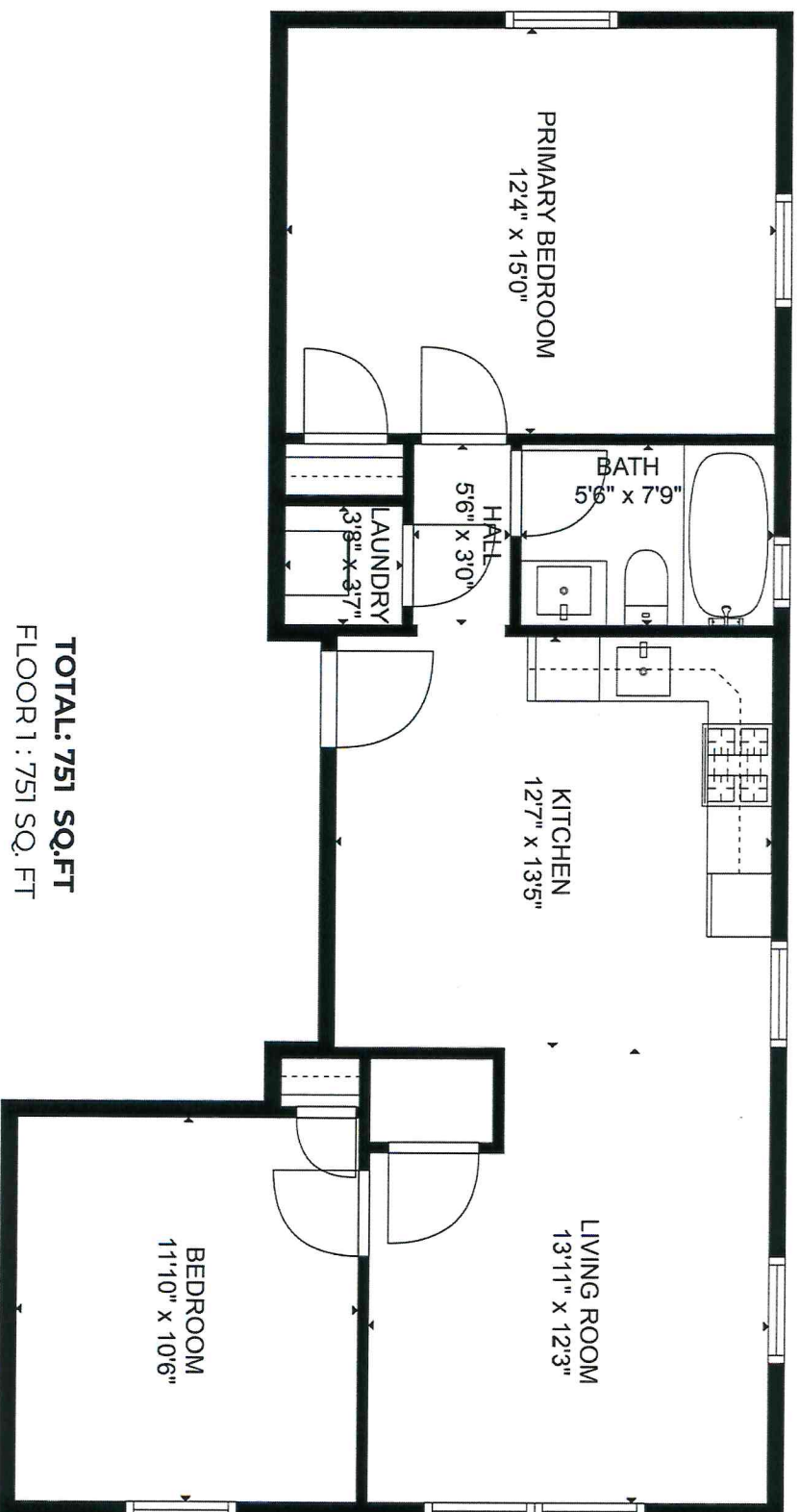


05 SITE PLAN I

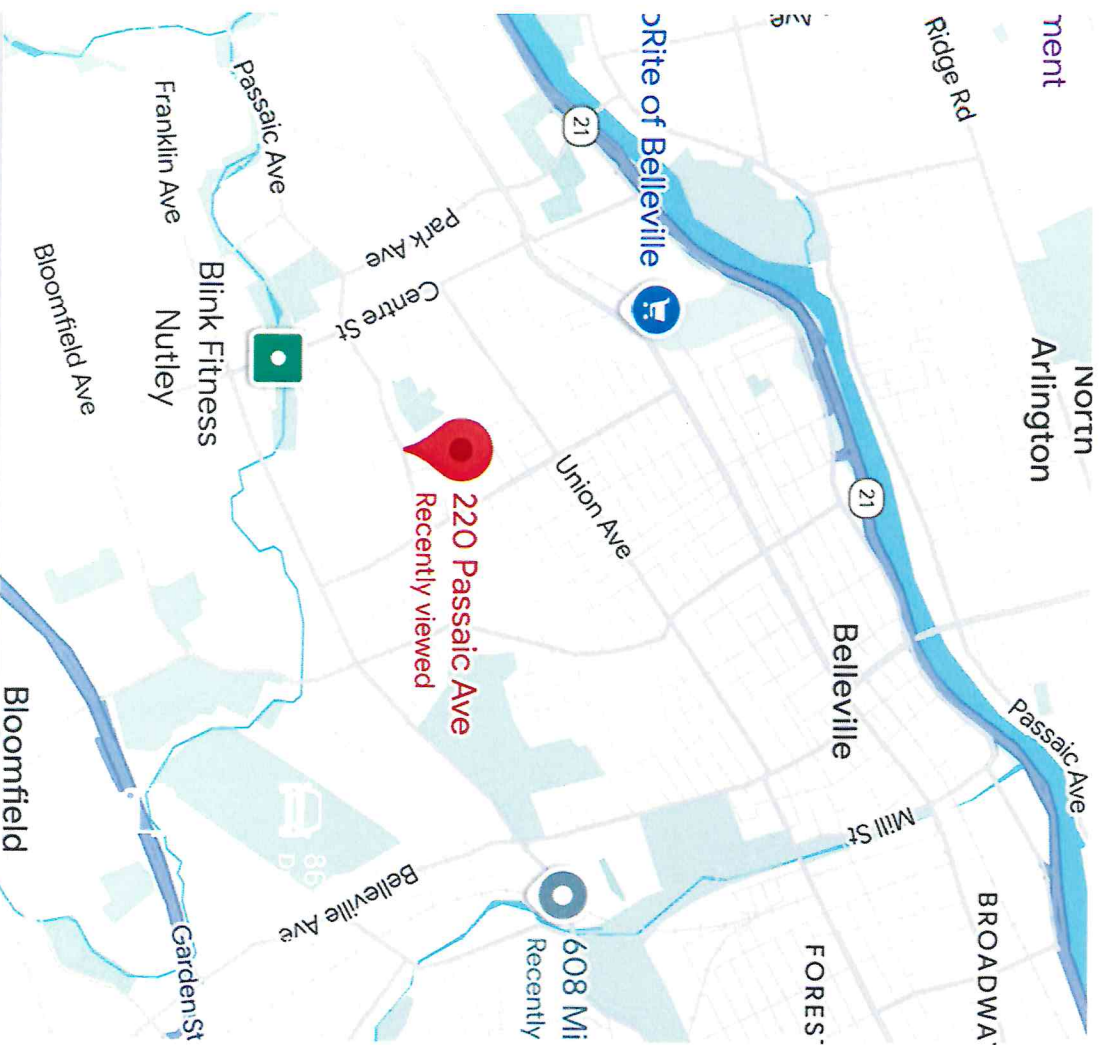


TOTAL: 664 SQ.FT
FLOOR 1: 664 SQ. FT

SITE PLAN II



06 AREA OVERVIEW



THE AREA

Situated in a prime Essex County submarket, this property enjoys close proximity to major highways including Route 21 and the Garden State Parkway. It is also conveniently located near NJ Transit, and just minutes from Newark, Bloomfield, and several major employment hubs. Tenants benefit from walkable access to shopping, restaurants, schools, and a public park.

07 LOCATION + AMENITIES

NEARBY AMENITIES

- Flora Louden Park
- Blink Fitness Nutley
- CVS pharmacy
- Shop Rite
- Advance Auto Parts
- Dollar Tree
- Restaurants
- border the municipalities of Nutley

CONTACT:

Andreia Melnikoff

For information, please contact the following numbers and addresses



(973) 768-8124



afmelnikoff@gmail.com



18-19 RIVER ROAD
FAIR LAWN, NJ 07410