



628
Cedar Lane

*628 Cedar Lane
Teaneck, NJ 07666*

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PROPERTY INFO:

- **PURCHASE PRICE:**
\$2,900,000.00
- **PROPERTY ADDRESS:**
*628 CEDAR LANE
TEANECK, NJ 07666*
- **YEAR BUILT:**
1962
- **PROPERTY SIZE:**
9,268 SQ. FT.
- **LAND SIZE:**
21,800.00 SQ. FT.

**628
CEDAR
LANE**

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.
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PROPERTY OVERVIEW

The offering is comprised of a single tenant net leased medical office building. The offering contains 2 noncontiguous lots located 450 feet apart, both fronting on Cedar Ln. The main lot has a 1 and partially 2 story building and 13 parking spaces. The second lot supports overflow parking for the practice, containing 20 parking spaces. 33 total parking spaces. This medical office property has strong access and visibility on Cedar Ln. in the heart of Teaneck's business district. The building contains reception, back office, employee kitchen, private physician offices and patient rooms. The tenant is, Prism Vision Group, a subsidiary of McKesson with 96 clinics and 200 Physicians. Tenant has operated in the same building for over 40 years.

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PROPERTY PHOTOS



Property Size:	21,800 SF	NOI:	\$180,134
Building Size:	9,268 SF	Cap Rate:	6.21%
Tenant:	Prism Vision Group	Price:	\$2,900,000
Term:	107 Months Exp. 12/31/34	Price per SF:	\$312.91
Parking:	33 Spaces	Zoning	B-1

PROPERTY PHOTOS



PROPERTY PHOTOS



Fiscal Year Beginning April 2026

INITIAL INVESTMENT

Purchase Price	\$2,900,000
+ Acquisition Costs	\$0
- Mortgage(s)	\$2,030,000
+ Loan Fees Points	\$0
Initial Investment	\$870,000

MORTGAGE DATA

Loan Amount	\$2,030,000
Interest Rate (30/360)	5.850%
Amortization Period	25 Years
Loan Term	5 Years
Loan Fees Points	0.00%
Periodic Payment	\$12,893.82
Annual Debt Service	\$154,726

1ST LIEN

CASH FLOW

For the Year Ending	Year 1 Mar-2027	Year 2 Mar-2028	Year 3 Mar-2029	Year 4 Mar-2030	Year 5 Mar-2031
POTENTIAL RENTAL INCOME (PRI)					
Base Rental Income	\$182,765	\$187,334	\$192,018	\$196,818	\$201,738
- Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
- Rent Concessions	\$0	\$0	\$0	\$0	\$0
Total Base Rental Income	\$182,765	\$187,334	\$192,018	\$196,818	\$201,738
- General Vacancy / Credit Loss	\$0	\$0	\$0	\$0	\$0
EFFECTIVE RENTAL INCOME	\$182,765	\$187,334	\$192,018	\$196,818	\$201,738
+ Tenant Expense Reimbursements	\$0	\$0	\$0	\$0	\$0
+ Other Income	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$182,765	\$187,334	\$192,018	\$196,818	\$201,738
- Operating Expenses	\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME (NOI)	\$182,765	\$187,334	\$192,018	\$196,818	\$201,738
NET OPERATING INCOME (NOI)	\$182,765	\$187,334	\$192,018	\$196,818	\$201,738
- Capital Expenses / Replacement Reserves	\$0	\$0	\$0	\$0	\$0
- Annual Debt Service 1st Lien	\$154,726	\$154,726	\$154,726	\$154,726	\$154,726
- Tenant Improvements (TI)	\$0	\$0	\$0	\$0	\$0
- Leasing Commissions (LC)	\$0	\$0	\$0	\$0	\$0
CASH FLOW BEFORE TAXES	\$28,039	\$32,608	\$37,292	\$42,092	\$47,012
Loan Balance	\$1,993,049	\$1,953,877	\$1,912,352	\$1,868,330	\$1,821,664
Loan-to-Value (LTV) - 1st Lien	63.84%	61.06%	58.3%	55.57%	52.86%
Debt Service Coverage Ratio	1.18	1.21	1.24	1.27	1.30
Before Tax Cash on Cash	3.22%	3.75%	4.29%	4.84%	5.40%
Return on Equity	2.48%	2.62%	2.73%	2.82%	2.89%
Equity Multiple	1.33	1.50	1.68	1.88	2.08

SALES PROCEEDS

Projected Sales Price (EOY 5)	\$3,446,000
Cost of Sale	\$0
Mortgage Balance 1st Lien	\$1,821,664
Sales Proceeds Before Tax	\$1,624,336

INVESTMENT PERFORMANCE

Internal Rate of Return (IRR)	16.59%
Acquisition CAP Rate	6.30%
Year 1 Cash-on-Cash	3.22%
Gross Rent Multiplier	15.87
Price Per Square Foot	\$312.90
Loan to Value	70.00%
Debt Service Coverage Ratio	1.18



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TENANT RENT ROLL



Fiscal Year Beginning April 2026

Suite/Unit	Tenant	Rentable Area(Sq. Ft.)	Lease Start Date	Lease End Date	Initial Lease Term (Months)	Current Monthly Rate Per Sq. Ft.	Current Annual Rate Per Sq. Ft.	Current Year Annual Base Rent
628	NJeye LLC	9,268.00	Sep-23	Dec-33	124	\$1.62	\$19.44	\$182,765
	Total Amount	9,268.00						\$182,765



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ANNUAL TENANT INCOME DETAIL



Fiscal Year Beginning April 2026

For the Year Ending		Year 1 Mar-2027	Year 2 Mar-2028	Year 3 Mar-2029	Year 4 Mar-2030	Year 5 Mar-2031
628	NJeye LLC					
	Base Rent	\$182,765	\$187,334	\$192,018	\$196,818	\$201,738
	- Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
	- Rent Concessions	\$0	\$0	\$0	\$0	\$0
	+ Tenant Exp Reimb.	\$0	\$0	\$0	\$0	\$0
	Net Tenant Income	\$182,765	\$187,334	\$192,018	\$196,818	\$201,738
	Tenant Improvements (TI)	\$0	\$0	\$0	\$0	\$0
	Leasing Commission (LC)	\$0	\$0	\$0	\$0	\$0

TOTAL	Base Rent	\$182,765	\$187,334	\$192,018	\$196,818	\$201,738
	-Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
	-Rent Concessions	\$0	\$0	\$0	\$0	\$0
	+ Tenant Exp Reimb.	\$0	\$0	\$0	\$0	\$0
	Total Tenant Income	\$182,765	\$187,334	\$192,018	\$196,818	\$201,738
	Tenant Improvements (TI)	\$0	\$0	\$0	\$0	\$0
	Leasing Commission (LC)	\$0	\$0	\$0	\$0	\$0



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Fiscal Year Beginning April 2026

INCOME

For the Year Ending	Year 1 Mar-2027	Year 2 Mar-2028	Year 3 Mar-2029	Year 4 Mar-2030	Year 5 Mar-2031
POTENTIAL RENTAL INCOME (PRI)					
Base Rental Income	\$182,765	\$187,334	\$192,018	\$196,818	\$201,738
- Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
- Rent Concessions	\$0	\$0	\$0	\$0	\$0
Total Base Rental Income	\$182,765	\$187,334	\$192,018	\$196,818	\$201,738
- General Vacancy / Credit Loss	\$0	\$0	\$0	\$0	\$0
EFFECTIVE RENTAL INCOME (ERI)	\$182,765	\$187,334	\$192,018	\$196,818	\$201,738
+ Tenant Expense Reimbursements	\$0	\$0	\$0	\$0	\$0
+ NA	\$0	\$0	\$0	\$0	\$0
TOTAL OTHER INCOME	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$182,765	\$187,334	\$192,018	\$196,818	\$201,738

EXPENSE DETAIL

TOTAL OPERATING EXPENSES	\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME (NOI)	\$182,765	\$187,334	\$192,018	\$196,818	\$201,738



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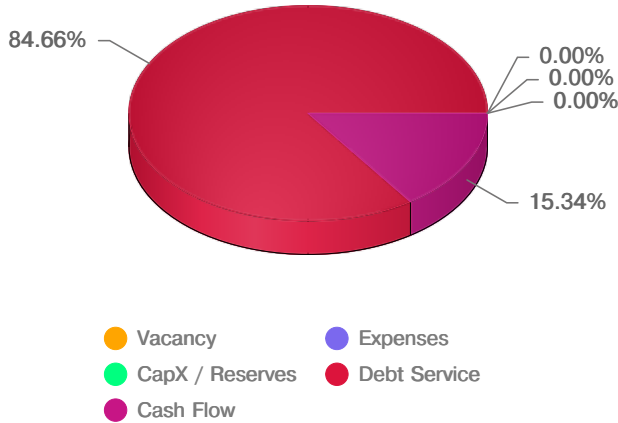


Fiscal Year Beginning April 2026

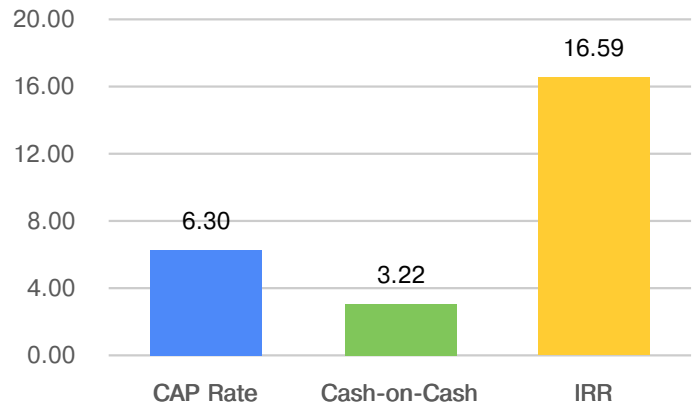
ASSUMPTION / INPUTS

Purchase Price	\$2,900,000
Year 1 Potential Income	\$182,765
Vacancy & Credit Loss	0.00%
Year 1 Expenses	0.00%
Acquisition CAP Rate	6.30%
Sale Price - CAP Rate	6.00%

Acquisition Costs	\$0
Annual Income Increase	0.00%
Other Income Increase	0.00%
Annual Expense Increase	N/A
Loan Fees Points	0.00%
Cost of Sale upon Disposition	\$0



Investment Performance (%)



5-YEAR EQUITY YIELD & EFFECTIVE LOAN RATE

Unleveraged Investment		+	Financing Cash Flow		=	Equity Investment	
Cash Flow & 5-year Yield			& Effective Rate			Cash Flow & 5-year Yield	
N	\$		N	\$		N	\$
0	(\$2,900,000)		0	\$2,030,000		0	(\$870,000)
1	\$182,765		1	(\$154,726)		1	\$28,039
2	\$187,334		2	(\$154,726)		2	\$32,608
3	\$192,018		3	(\$154,726)		3	\$37,292
4	\$196,818		4	(\$154,726)		4	\$42,092
5	\$3,647,738		5	(\$1,976,390)		5	\$1,671,348

Property IRR/Yield = 9.70%

Effective Loan Rate = 5.79%

Equity IRR / Yield = 16.59%

Positive Leverage! Leverage INCREASED the Yield by 6.90%



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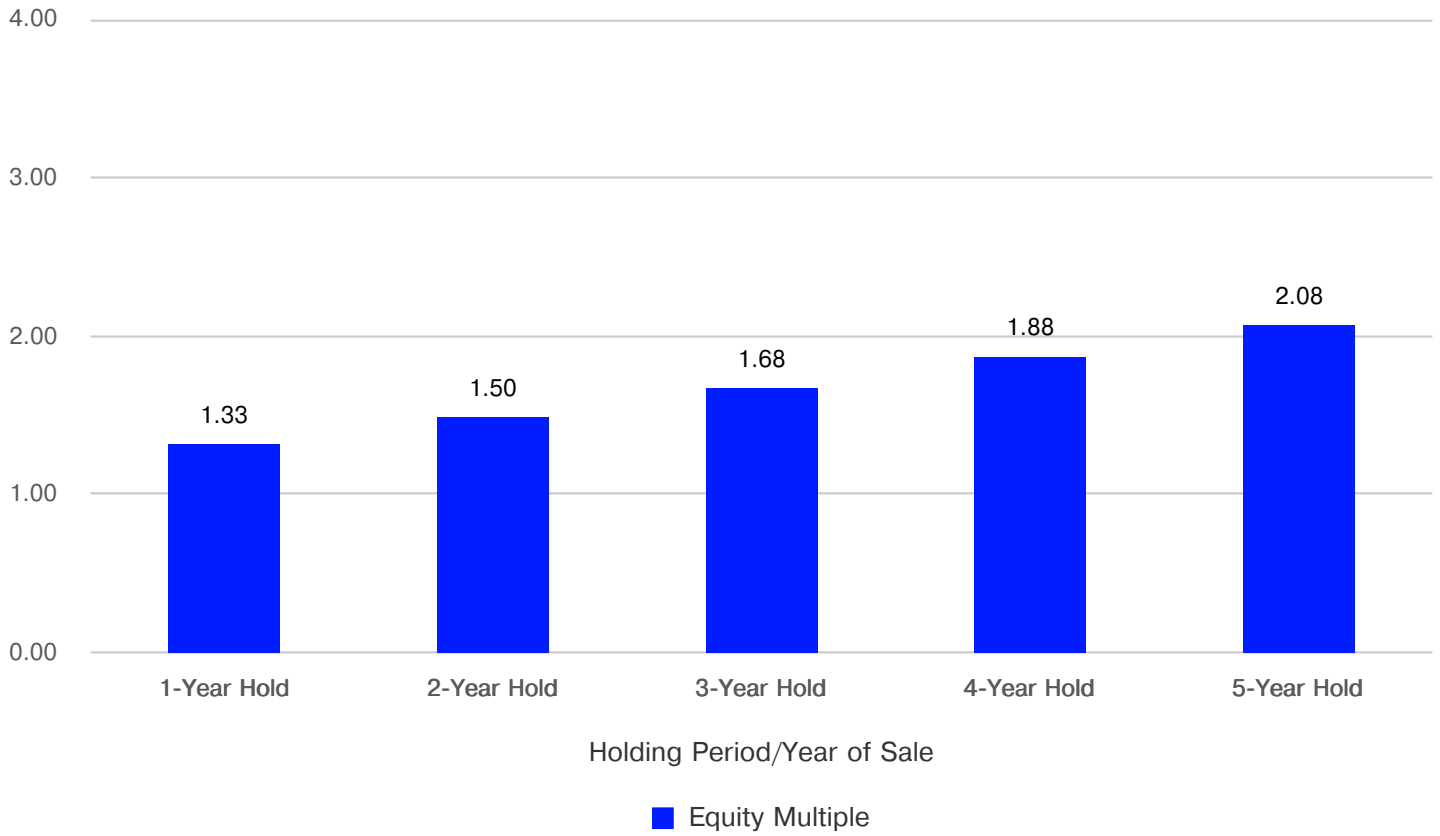
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Fiscal Year Beginning April 2026

Equity Multiple



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Equity Multiple	1.33	1.50	1.68	1.88	2.08



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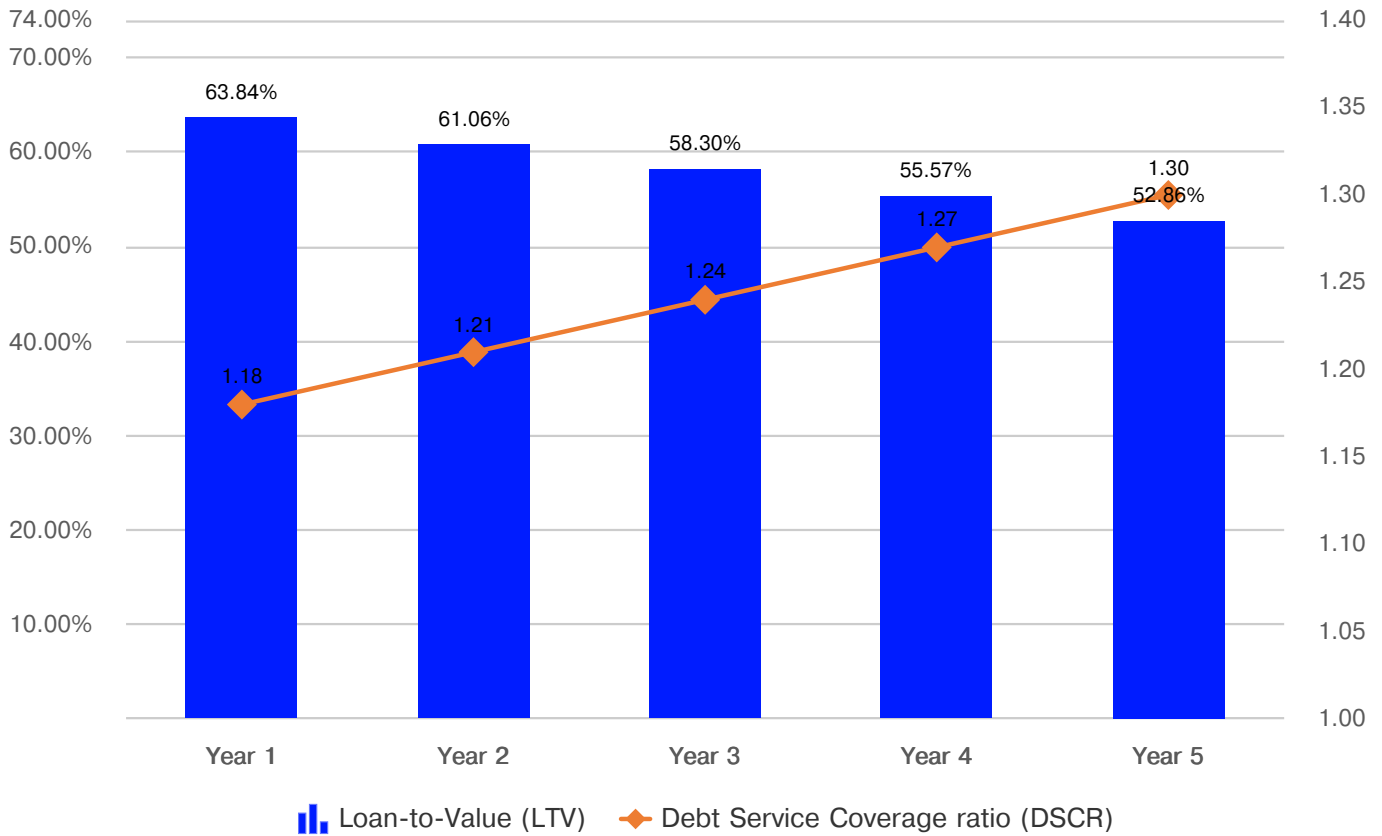
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Fiscal Year Beginning April 2026

1st Lien Loan-to-Value (LTV) & Debt Service Coverage Ratio (DSCR)



For the Year Ending	Year 1 Mar-2027	Year 2 Mar-2028	Year 3 Mar-2029	Year 4 Mar-2030	Year 5 Mar-2031
Loan-to-Value (LTV) - 1st Lien	63.84%	61.06%	58.30%	55.57%	52.86%
Debt Service Coverage Ratio - 1st Lien	1.18	1.21	1.24	1.27	1.30



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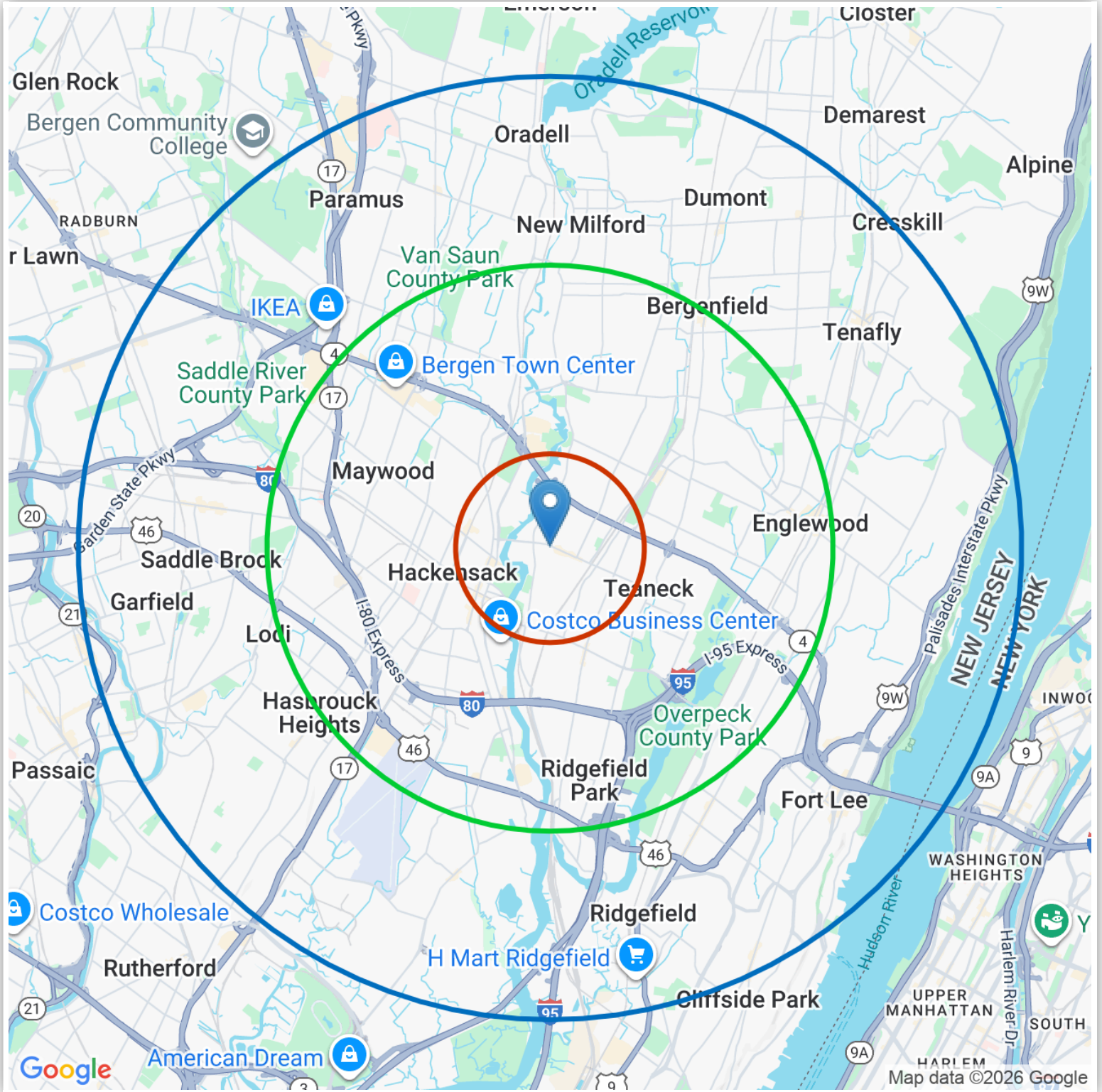
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LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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KEY FACTS

25,789
Population

38.5 Median Age

2.62
Average Household Size

8,358
Total Households

EDUCATION

3.02%
No High School Diploma

27.92%
High School Graduate

14.07%
Some College

27.01%
Bachelor's/ Grad

BUSINESS

1,640
Total Businesses

15,799
Total Employees

EMPLOYMENT

284
Manufacturing Employees

2,563
Retail Trade Employees

1,174
Eating & Drinking Employees

1,153
Finance/Ins/Real Estate Emp

3.4% Unemployment Rate

INCOME

\$108,257
Median Household Income

\$58,181
Per Capita Income

\$262,823
Median Net Worth

Households by Income

The largest group : \$200,000+ (23.62%) ■
The smallest group : \$25,000 - \$34,999 (5.06%) ■

Indicator	Value(%)	
< \$15,000	6.2	■
\$15,000 - \$24,999	5.22	■
\$25,000 - \$34,999	5.06	■
\$35,000 - \$49,999	6	■
\$50,000 - \$74,999	12.61	■
\$75,000 - \$99,999	11.2	■
\$100,000 - \$149,999	16.45	■
\$150,000 - \$199,999	13.64	■
\$200,000+	23.62	■



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KEY FACTS

219,264
Population

40.9 Median Age



2.65
Average Household Size

78,781
Total Households

EDUCATION

3.97%
No High School Diploma



18.52%
High School Graduate



15.11%
Some College



27.05%
Bachelor's/ Grad

BUSINESS



EMPLOYMENT

8,090
Manufacturing Employees

19,907
Retail Trade Employees

6,396
Eating & Drinking Employees

5,548
Finance/Ins/Real Estate Emp

4.5% Unemployment Rate

INCOME

\$102,339
Median Household Income

\$52,243
Per Capita Income

\$258,240
Median Net Worth

Households by Income

The largest group : \$200,000+ (19.98%) ■
The smallest group : \$15,000 - \$24,999 (4.55%) ■

Indicator	Value(%)	
< \$15,000	6.15	■
\$15,000 - \$24,999	4.55	■
\$25,000 - \$34,999	6.67	■
\$35,000 - \$49,999	7.38	■
\$50,000 - \$74,999	13.43	■
\$75,000 - \$99,999	10.53	■
\$100,000 - \$149,999	18.35	■
\$150,000 - \$199,999	12.95	■
\$200,000+	19.98	■



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KEY FACTS

529,053
Population

41.7 Median Age

2.65
Average Household Size

194,165
Total Households

EDUCATION

3.41%
No High School Diploma

19.2%
High School Graduate

14.18%
Some College

28.49%
Bachelor's/ Grad

BUSINESS

22,840
Total Businesses

249,162
Total Employees

EMPLOYMENT

47,059
Retail Trade Employees

20,499
Manufacturing Employees

16,438
Finance/Ins/Real Estate Emp

14,327
Eating & Drinking Employees

4.5% Unemployment Rate

INCOME

\$106,039
Median Household Income

\$54,895
Per Capita Income

\$307,817
Median Net Worth

Households by Income

The largest group : \$200,000+ (21.58%) ■
The smallest group : \$15,000 - \$24,999 (3.96%) ■

Indicator	Value(%)	
< \$15,000	6.25	■
\$15,000 - \$24,999	3.96	■
\$25,000 - \$34,999	6.53	■
\$35,000 - \$49,999	6.92	■
\$50,000 - \$74,999	12.63	■
\$75,000 - \$99,999	10.54	■
\$100,000 - \$149,999	18.38	■
\$150,000 - \$199,999	13.2	■
\$200,000+	21.58	■



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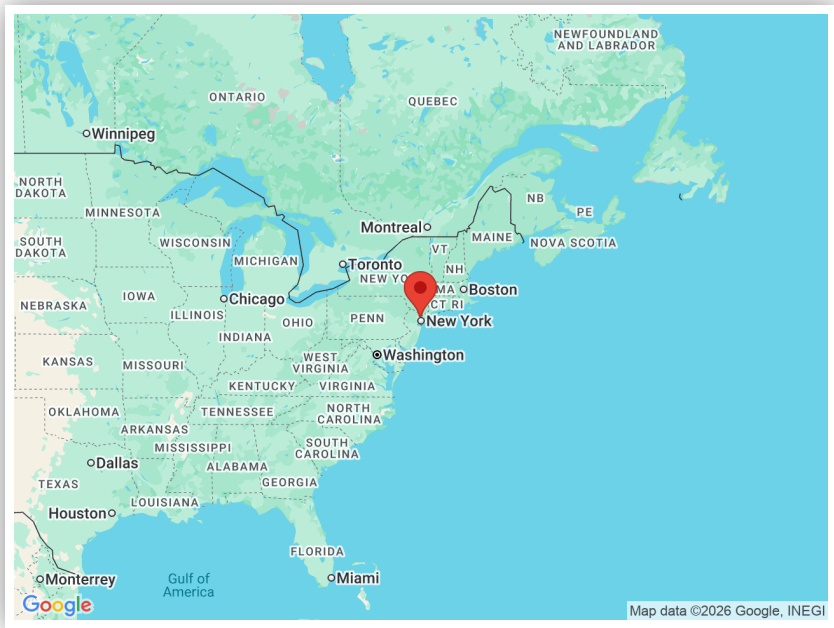
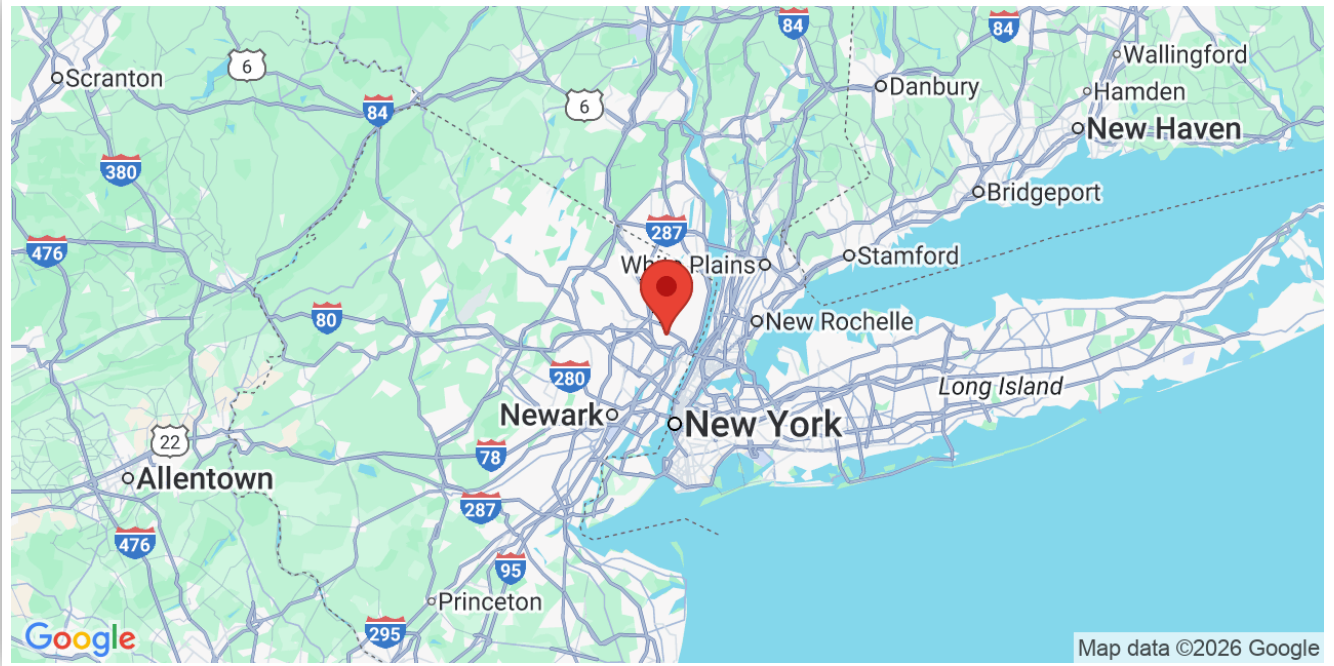
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AREA LOCATION MAP



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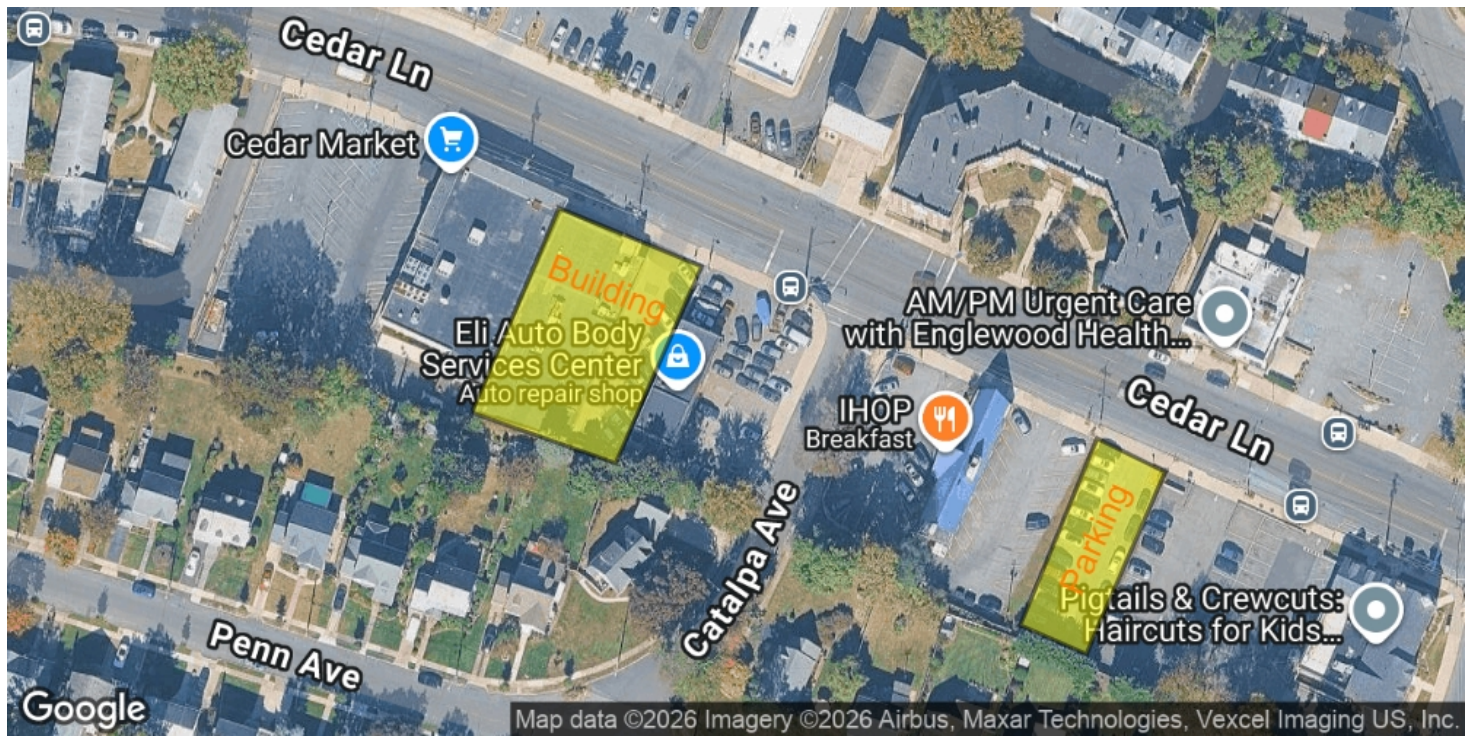
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AERIAL ANNOTATION MAP



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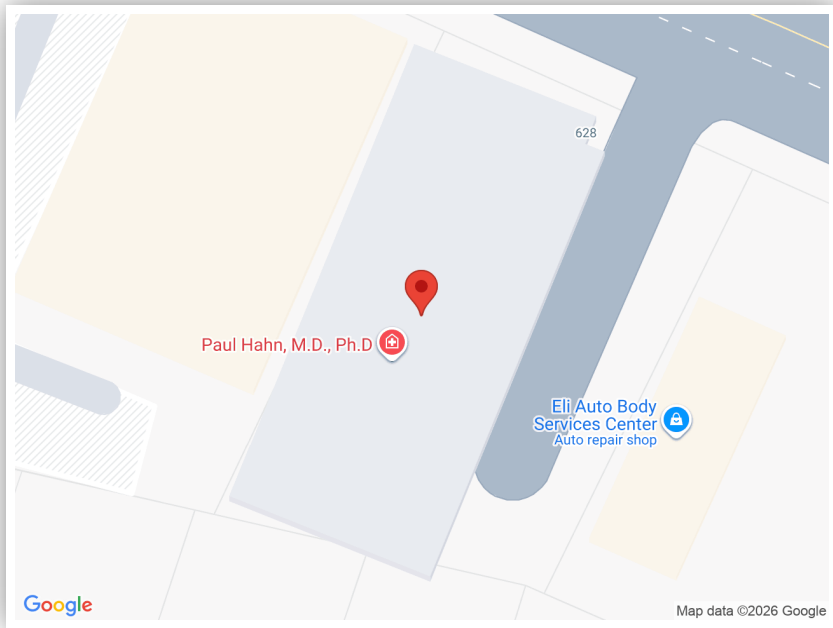
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STREET VIEW MAP



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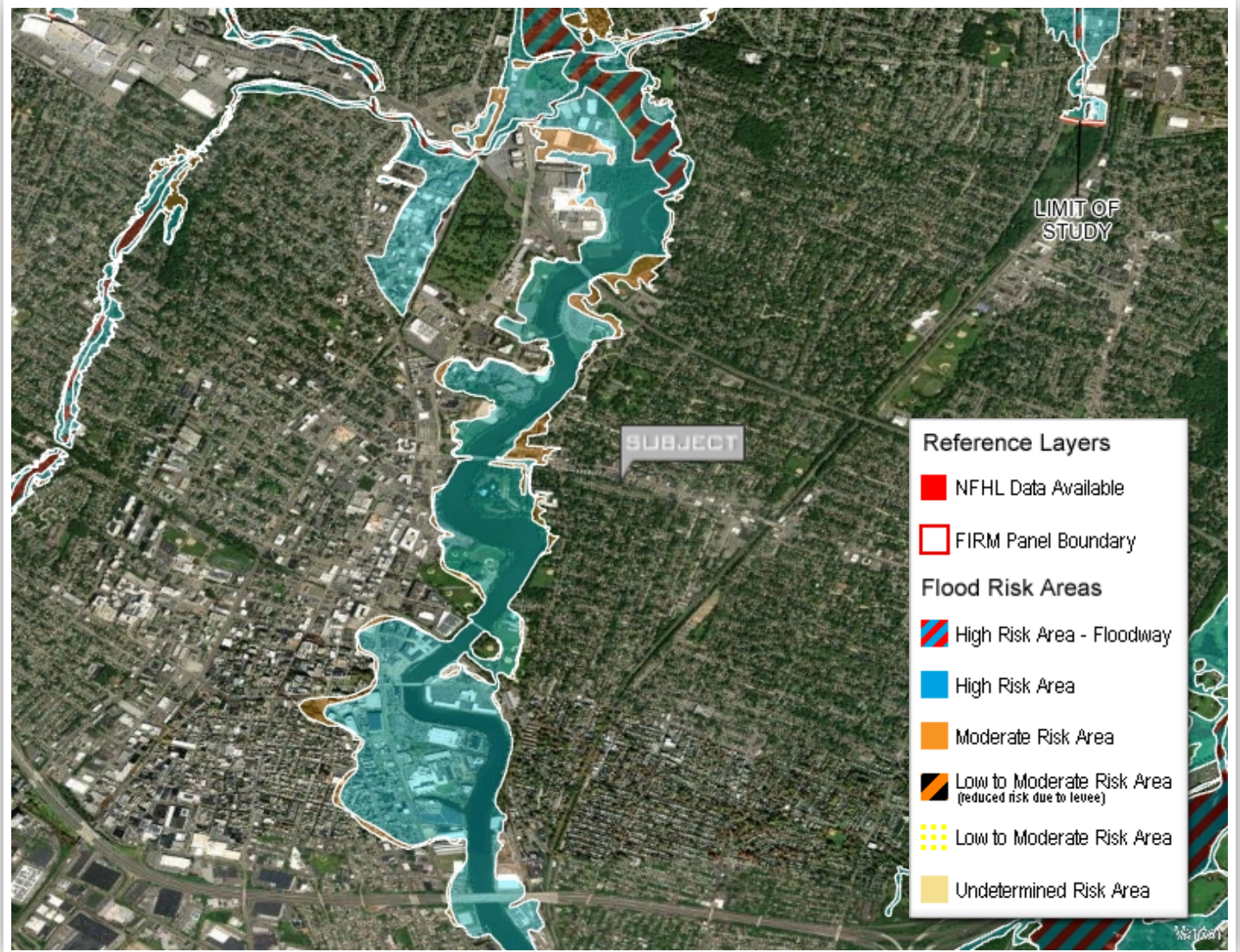
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Flood Risk Analysis
FEMA Map Last Updated:2022-08-12



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Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

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