

Apartment Building Investment Opportunity

529-531 Mulberry St., 526-532 Mulberry St. & 166-170 Emmet St., Newark, NJ 07114

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 529-531 MULBERRY STREET (±12,760 SF) 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.
- 526-532 MULBERRY STREET (±32,796 SF) consists of 28 apartments - twenty-two 2-bedroom, 2 bath; five 1-bedroom, 1 bath; one studio and 17 parking spaces. Property taxes \$68,465.
- 166-170 EMMET STREET (±15,869 SF) consists of 19 apartments - four 1-bedroom apartments (±548 SF); fourteen 2-bedroom apartments (±881-896 SF); one large 2-bedroom apartment with private balcony (±1,213 SF) and 14 parking spaces. Property taxes \$42,180.
- New construction in "lease up."
- Financial and due diligence information available after NDA is signed.

Property Description

Three newly constructed apartment buildings for sale

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:	63 units (3 separate buildings)
COMBINED BUILDING SIZE:	±61,425 SF

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MULTIFAMILY FOR SALE

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529-531 MULBERRY STREET



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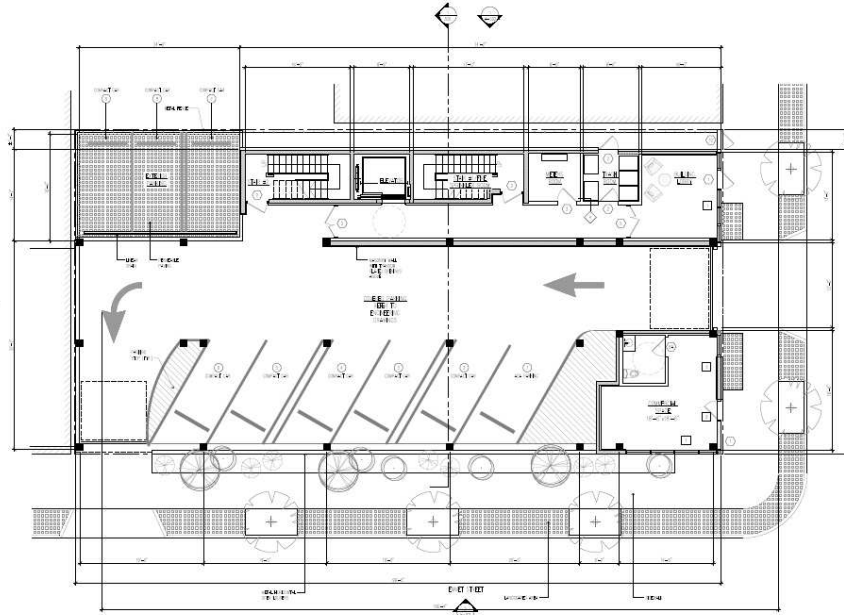
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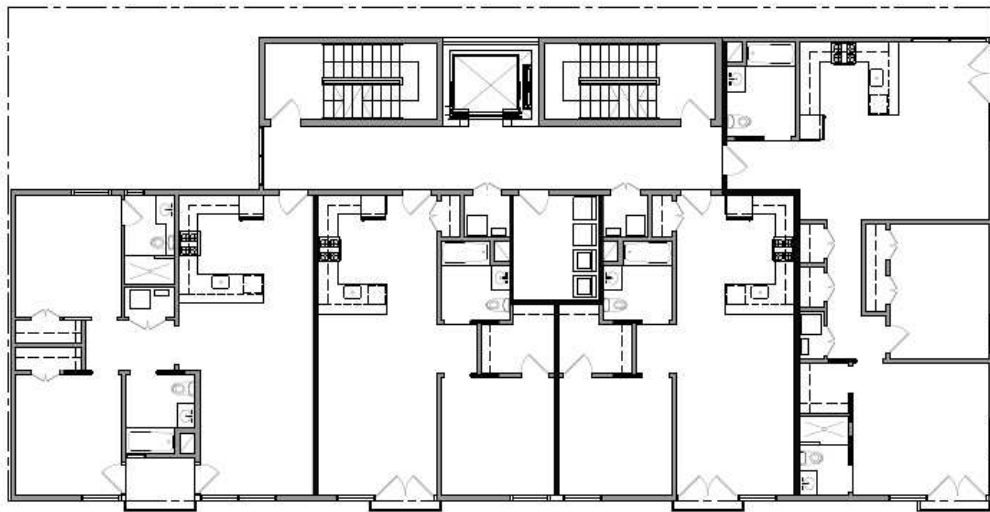
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529-531 MULBERRY STREET



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



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

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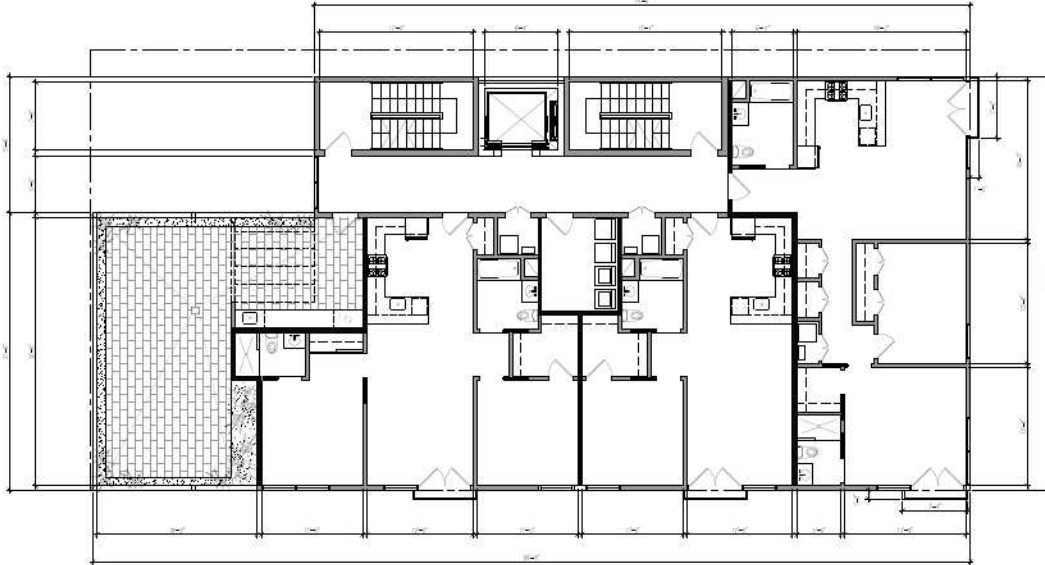
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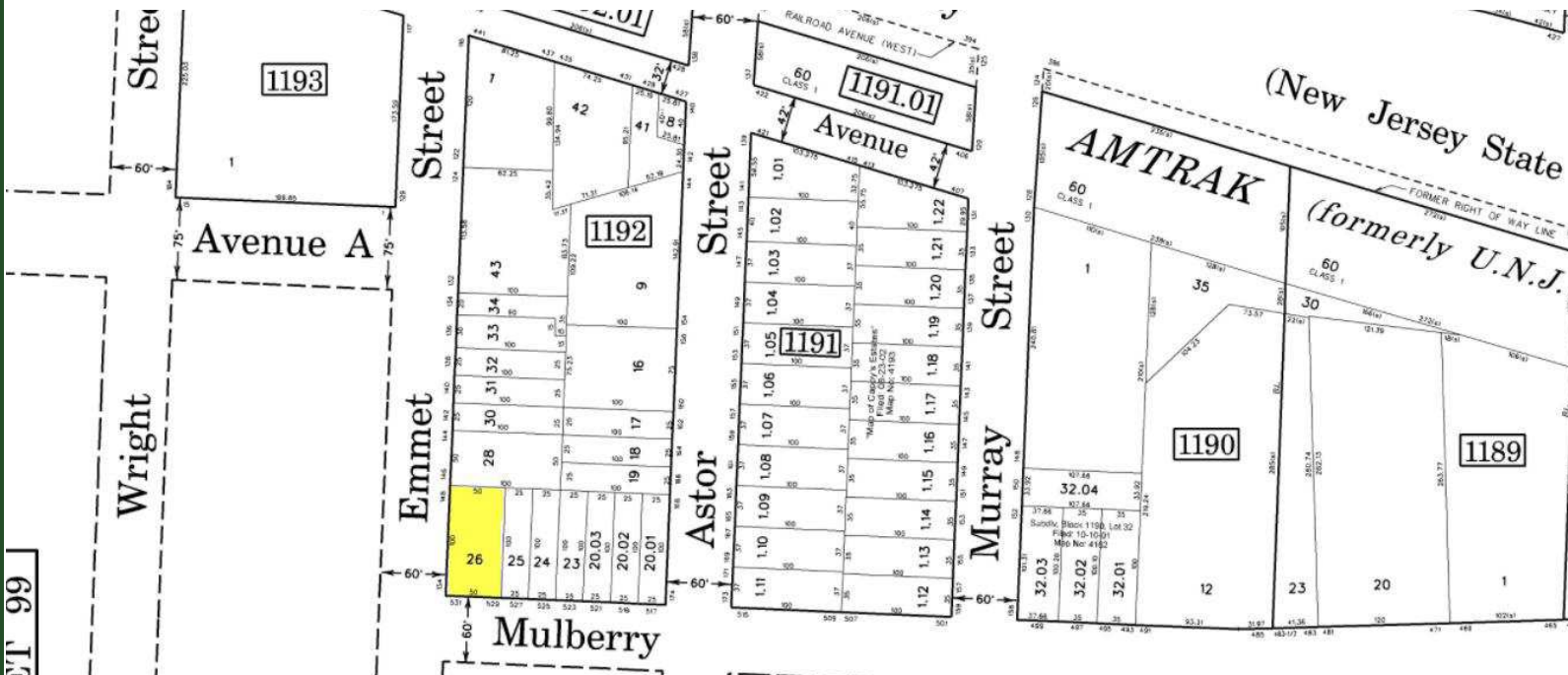
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529-531 MULBERRY STREET



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



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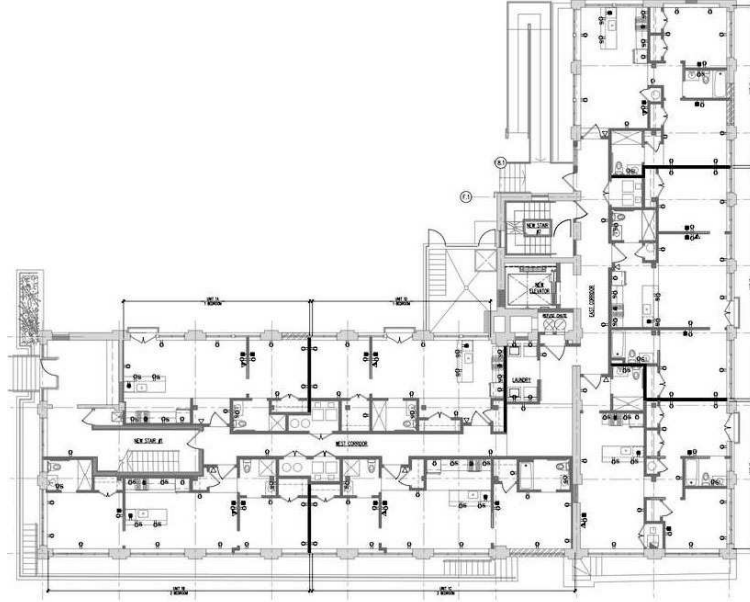
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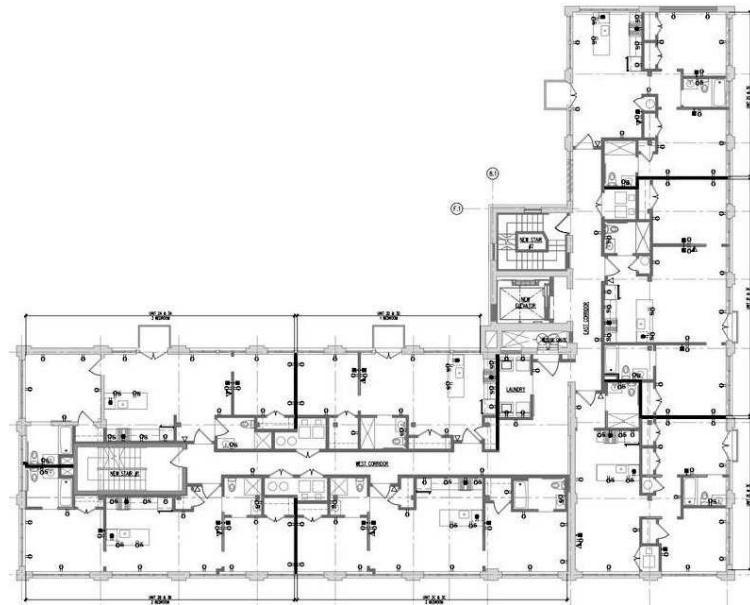
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526-532 MULBERRY STREET



**526-532 Mulberry Street
Ground Floor Plan**



**526-532 Mulberry Street
Typical Floor Plan 2-3**

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166-170 EMMET STREET



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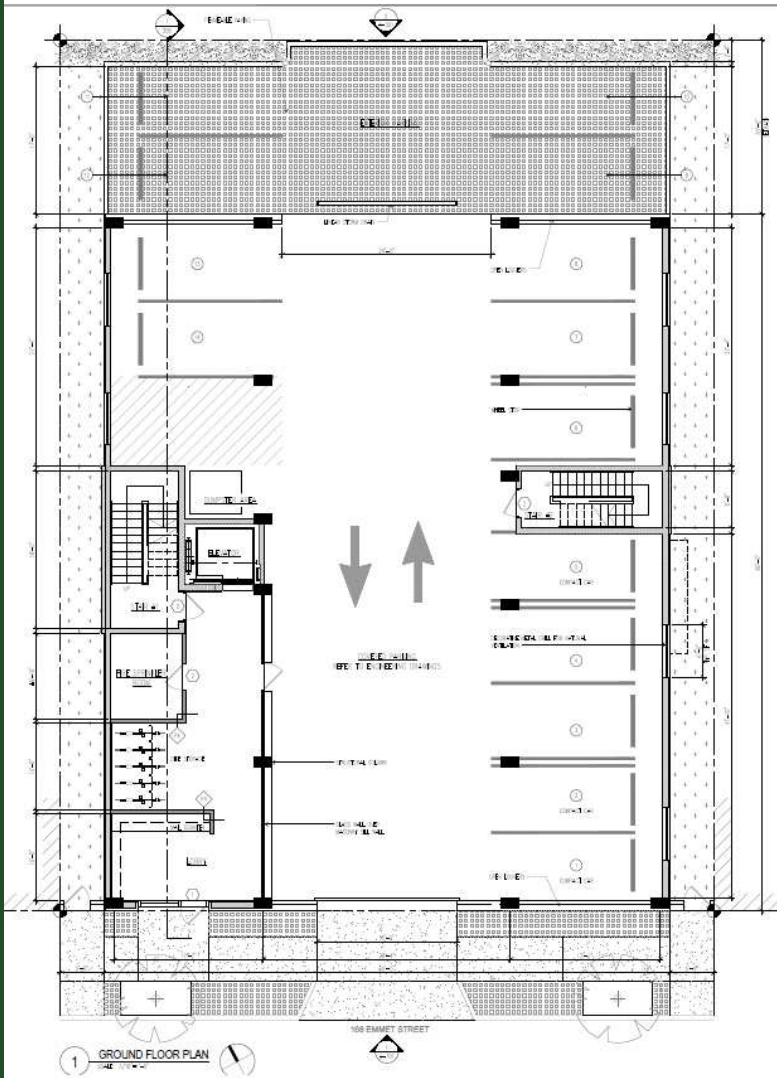
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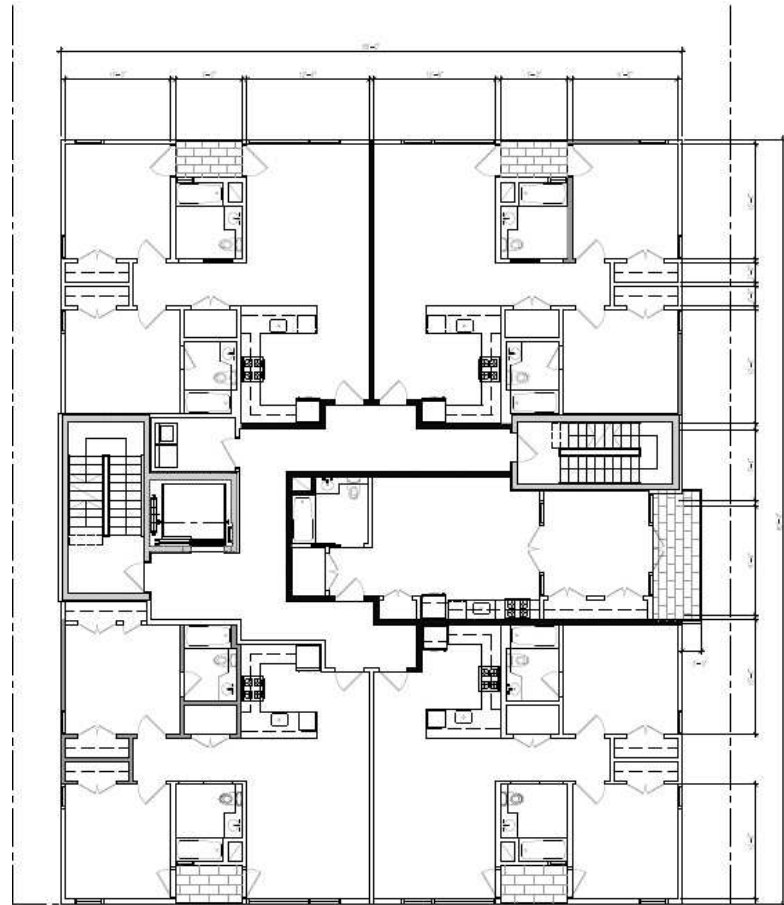
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166-170 EMMET STREET



**166-170 Emmet Street
Ground Floor Plan**



**166-170 Emmet Street
Typical Floor Plan 2-4**

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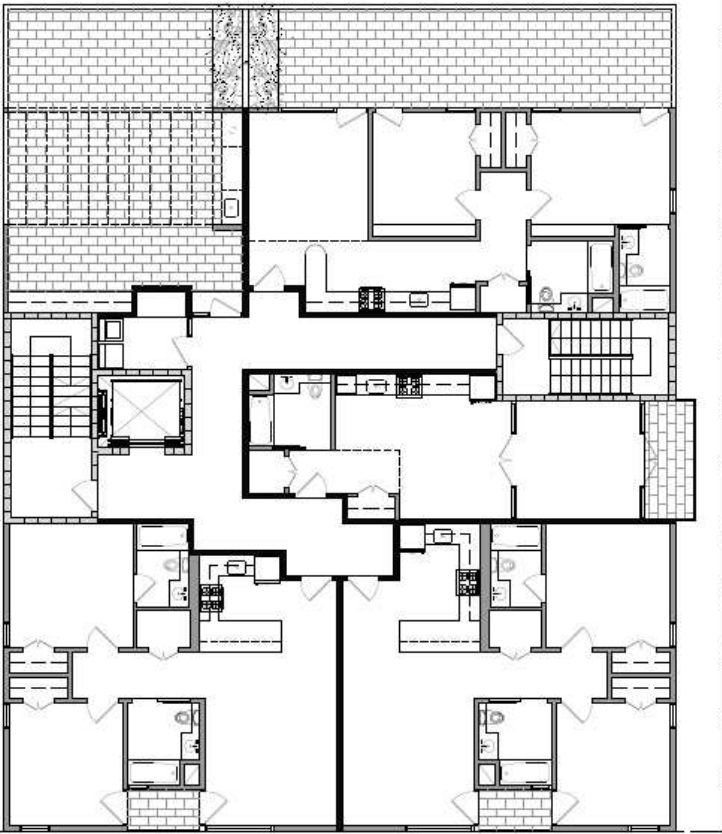
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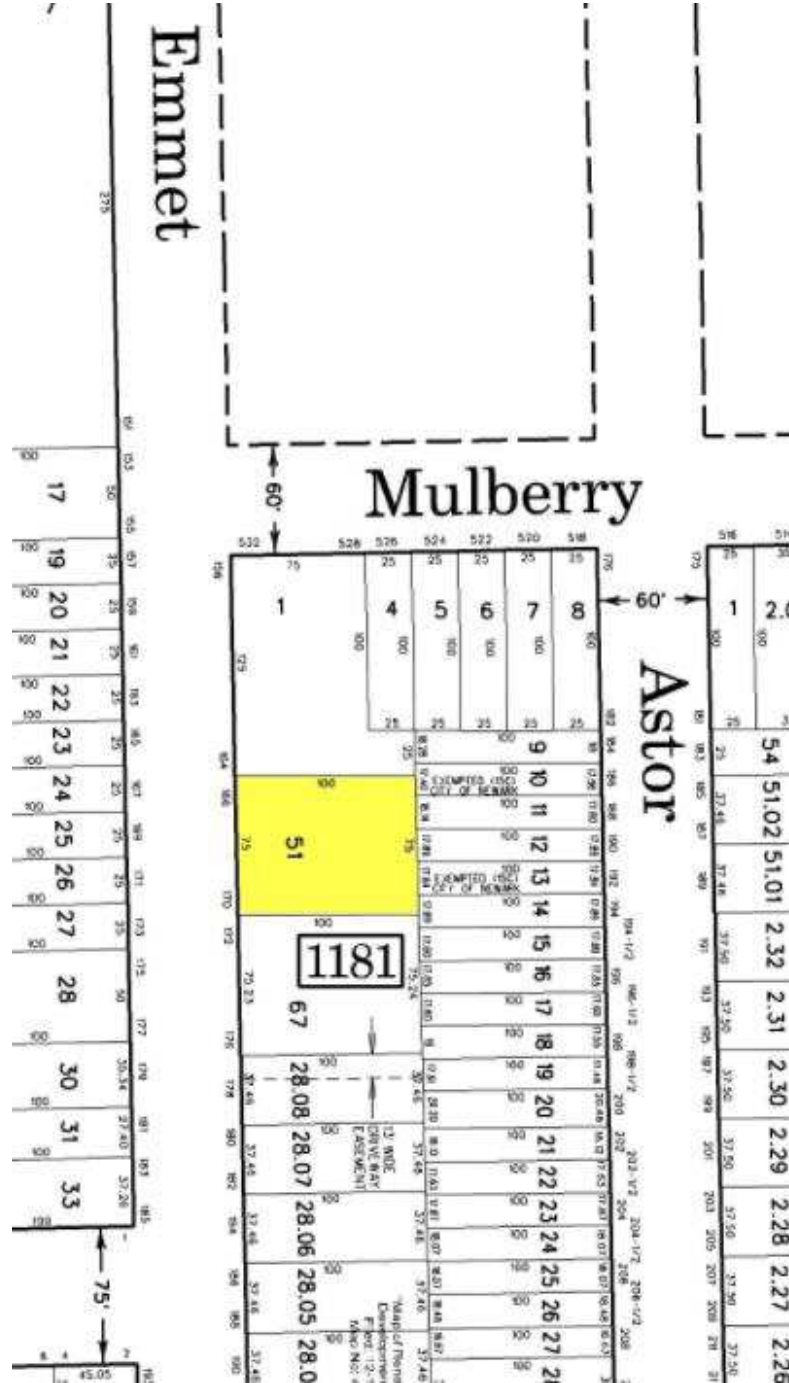
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166-170 EMMET STREET



**166-170 Emmet Street
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INTERIOR PHOTOS



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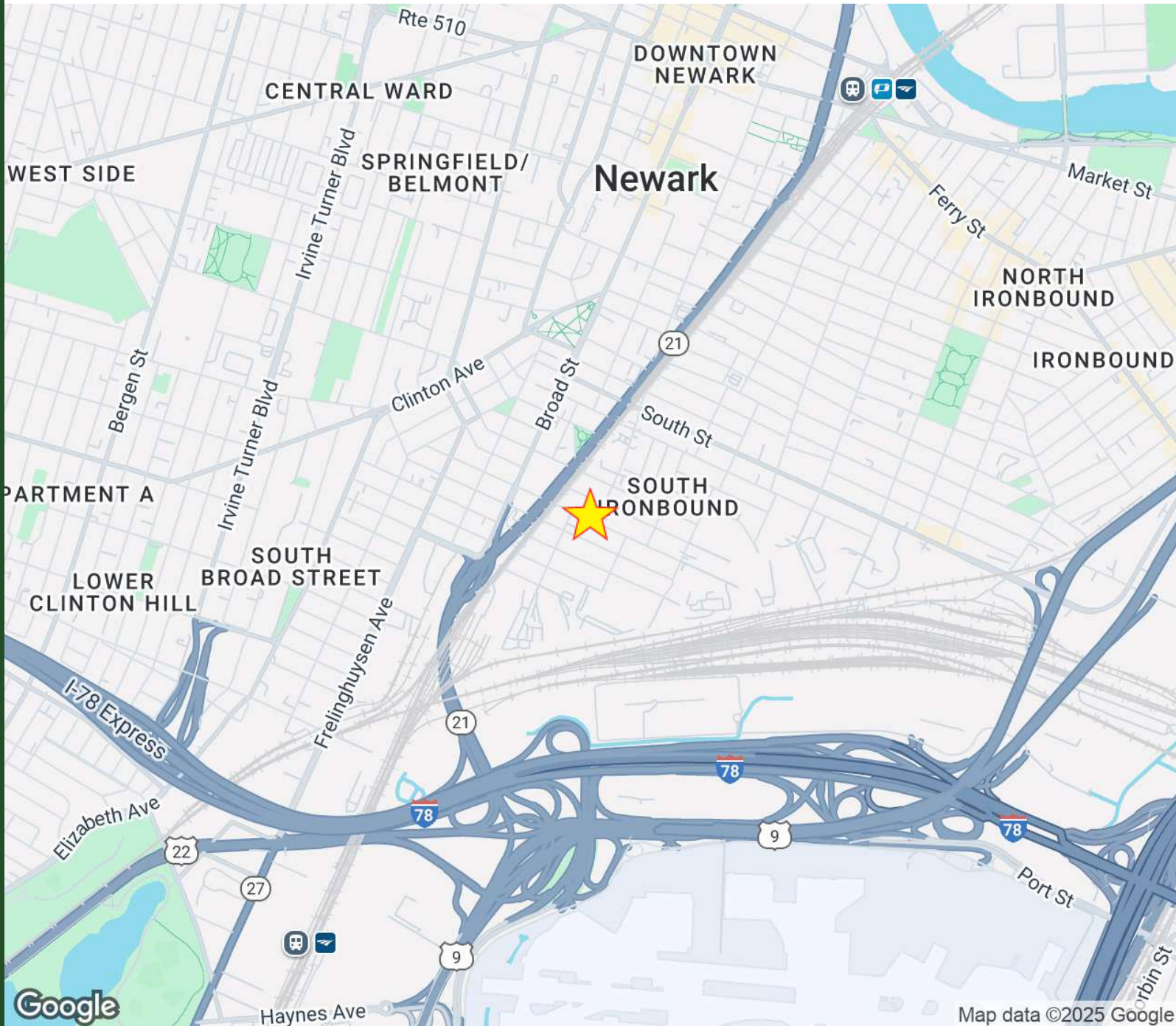
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LOCATION MAP



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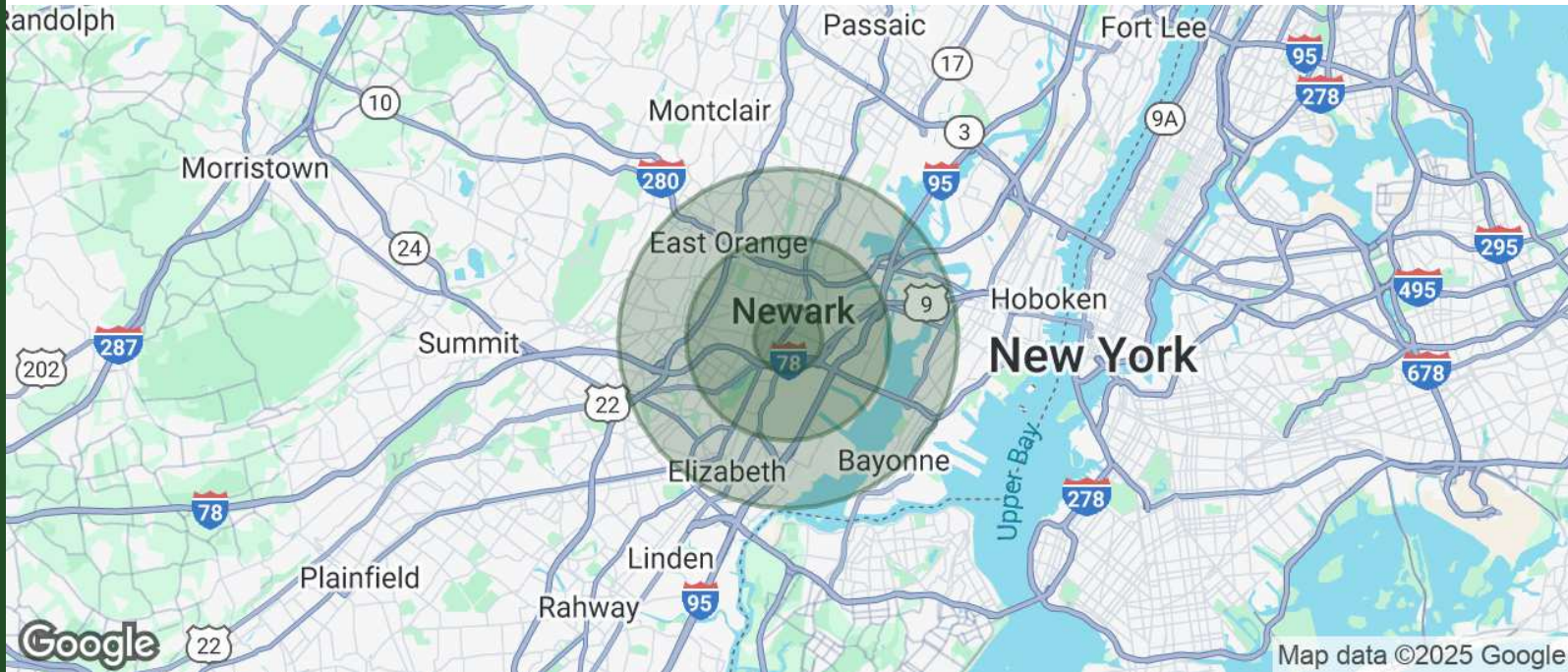
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	47,795	317,082	832,558
AVERAGE AGE	38	37	38
AVERAGE AGE (MALE)	37	36	37
AVERAGE AGE (FEMALE)	38	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	16,511	112,908	297,928
# OF PERSONS PER HH	2.9	2.8	2.8
AVERAGE HH INCOME	\$69,232	\$70,143	\$86,647
AVERAGE HOUSE VALUE	\$427,014	\$419,094	\$431,127

Demographics data derived from AlphaMap

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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.

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