

OFFERING MEMORANDUM

# 4 PROPERTIES

ORANGE, NJ & NEWARK, NJ

**AuctionAdvisors**  
*National reach, Local touch.*

26 Park St.  
Suite 2200  
Montclair, NJ 07042  
[www.auctionadvisors.com](http://www.auctionadvisors.com)  
800-862-4348



# RECEIVERSHIP AUCTION<sup>1</sup>

## 4 PROPERTIES:

101 SOUTH DAY STREET, ORANGE, NJ 07050

304 CENTRAL AVE, ORANGE, NJ 07050

146 WAKEMAN AVE, NEWARK, NJ 07104

712-714 SUMMER AVE, NEWARK, NJ 07104

## DATE:

JULY 14, 2026 @ 6 PM (REGISTRATION @ 5 PM)

## LOCATION:

RAMADA BY WYNDHAM EAST ORANGE

120 EVERGREEN PL, EAST ORANGE, NJ 07018

### OREN KLEIN

Managing Partner

oklein@auctionadvisors.com

973-753-1313 ext. 703



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### JOSHUA OLSHIN

Managing Partner

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# EXECUTIVE SUMMARY

- This offering presents four separate low-maintenance, income-producing investment properties, each to be auctioned individually, located in vibrant urban areas of Northern New Jersey. The properties include a mix of residential and mixed-use assets.
- Strategically positioned in densely populated, transit-accessible neighborhoods, each property benefits from strong rental demand and proximity to major transportation corridors offering direct connectivity to New York City and surrounding employment hubs.
- The buildings have been maintained to a solid standard, with operational efficiencies that help minimize expenses and support consistent cash flow.
- This investment presents an opportunity to acquire stabilized assets with continued income performance and potential for future rent growth and operational upside within two improving Northern New Jersey markets.
- Investors have the opportunity to acquire one or more assets through the auction process, allowing for flexibility in investment strategy rather than requiring a portfolio-wide acquisition.

## Auction Details:

July 14 @ 6 PM – Ramada  
by Wyndham East Orange

Check [AuctionAdvisors.com](https://www.auctionadvisors.com)  
for inspection dates and  
times

Deposit checks payable to  
Attorney's Trust Account:  
*Maselli, Mills & Fornal, P.C.*  
Trust Account

Address: 101 South Day St.  
Reserve Price: \$299,000  
Deposit: \$25,000



Address: 304 Central Ave.  
Reserve Price: \$399,000  
Deposit: \$25,000



Address: 146 Wakeman Ave.  
Reserve Price: \$799,000  
Deposit: \$50,000



Address: 712 Summer Ave.  
Reserve Price: \$1,049,000  
Deposit: \$50,000



# HIGHLIGHTS



**Individually Offered Assets** – Four separate low-maintenance, income-producing properties, each to be auctioned independently, allowing investors to evaluate and bid on assets individually.



**Flexible Acquisition Strategy** – Investors can pursue one or multiple properties, enabling targeted capital deployment without requiring a portfolio-wide purchase.



**Strong In-Place Income** – Highly occupied assets, featuring two fully leased buildings and minimal vacancy across the remaining properties. Individual property income ranges from approximately \$5,700 to \$13,900 per month, supporting reliable day-one cash flow.



**Varied Asset Composition** – A mix of residential and mixed-use properties, offering investors exposure to different asset types across the portfolio while maintaining clear, standalone operations for each building.



**Transit-Oriented Urban Locations** – Located in Orange and Newark, each property benefits from proximity to major transportation routes and direct connectivity to New York City, supporting sustained rental demand.



**Operational Efficiency & Low Maintenance** – The properties have been maintained to a solid standard, with efficiencies that help minimize expenses and support consistent performance at the asset level.



**Value-Add Upside** – Each asset presents opportunities to increase rents and further optimize operations over time, supported by strong market fundamentals and continued growth across Northern New Jersey submarkets.

More information at [AuctionAdvisors.com](https://www.auctionadvisors.com)



101 SOUTH DAY ST, ORANGE, NJ 07050



304 CENTRAL AVE, ORANGE, NJ 07050



146 WAKEMAN AVE, NEWARK, NJ 07104



712-714 SUMMER AVE, NEWARK, NJ 07104

# 101 SOUTH DAY ST ORANGE, NJ 07050

ALVADOR  
QUET HALL

GRAND OPENING  
FLOWER SHOP

*El Polanco de Pascual*  
Calle 8, Barrio de Orange, NJ  
862.343.2736 | 973.722.4087





# FINANCIAL SUMMARY

## 101 SOUTH DAY ST, ORANGE, NJ 07050

UNIT	UNIT TYPE	LEASE START	LEASE END (OR AT-WILL)	BED	BATH	MONTHLY RENT
1	Commercial	1/1/22	5y	N/A	1	\$1,350
2	Residential	11/1/25	10/31/26	2	1	\$2,350
3	Residential	1/1/22	Periodic M-T-M	2	1	\$2,000
<b>TOTAL MONTHLY RENT</b>						<b>\$5,700</b>

**ANNUAL RENT\*** \$68,400

**TAX ESTIMATE** \$15,112

**WATER/SEWER** \$3,600

**GAS/ELECTRIC** Tenants Pay



\*Market rate rent used in totals

# PROPERTY PHOTOS

101 SOUTH DAY ST, ORANGE, NJ 07050



A photograph of a three-story brick building, likely a residential or commercial structure, with a blue color overlay. The building features a fire escape on the left side and a decorative cornice with green and white patterns. The text "304 CENTRAL AVE ORANGE, NJ 07050" is overlaid in large, white, bold letters across the center of the image. The background shows a clear blue sky and some bare trees on the right side.

**304 CENTRAL AVE  
ORANGE, NJ 07050**

# PROPERTY INFO

304 CENTRAL AVE, ORANGE, NJ 07050



<b>UNIT COUNT</b>	1 commercial 5 residential 3 garages
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<b>LOT SIZE</b>	0.1724 Ac
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<b>STORIES</b>	3
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<b>WATER/SEWER SOURCE</b>	Public
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<b>HEAT SOURCE</b>	GasNatur
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<b>BLOCK</b>	4201
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<b>LOT</b>	4
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<b>APN</b>	17-04201-0000-00004-0000
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# FINANCIAL SUMMARY

**304 CENTRAL AVE, ORANGE, NJ 07050**

UNIT	UNIT TYPE	LEASE START	LEASE END (OR AT-WILL)	BED	BATH	MONTHLY RENT
1F	Commercial/Medical	Jan-20	Periodic M-T-M	N/A	1	\$1,054
1B	Residential	Jan-18	Periodic M-T-M	2	1	\$1,475
2F	<i>Residential</i>	VACANT	VACANT	1	1	\$1,595*
2B	Residential	Jan-18	Periodic M-T-M	2	1	\$1,462
3F	Residential	Jan-18	Periodic M-T-M	1	1	\$1,050
3B	Residential	Jan-18	Periodic M-T-M	2	1	\$1,400
Garage A	Residential	Jan-18	Periodic M-T-M	N/A	N/A	\$200
Garage B	Residential	Jan-18	Periodic M-T-M	N/A	N/A	\$70
Garage C	Residential	Jan-18	Periodic M-T-M	N/A	N/A	\$70

<b>ANNUAL RENT*</b>	\$100,512
<b>TAX ESTIMATE</b>	\$21,252
<b>WATER/SEWER</b>	\$3,600
<b>OTHER</b>	\$18,000 <i>(Owner pays heat for entire building)</i>
<b>GAS/ELECTRIC</b>	Tenants Pay Remaining Utilities

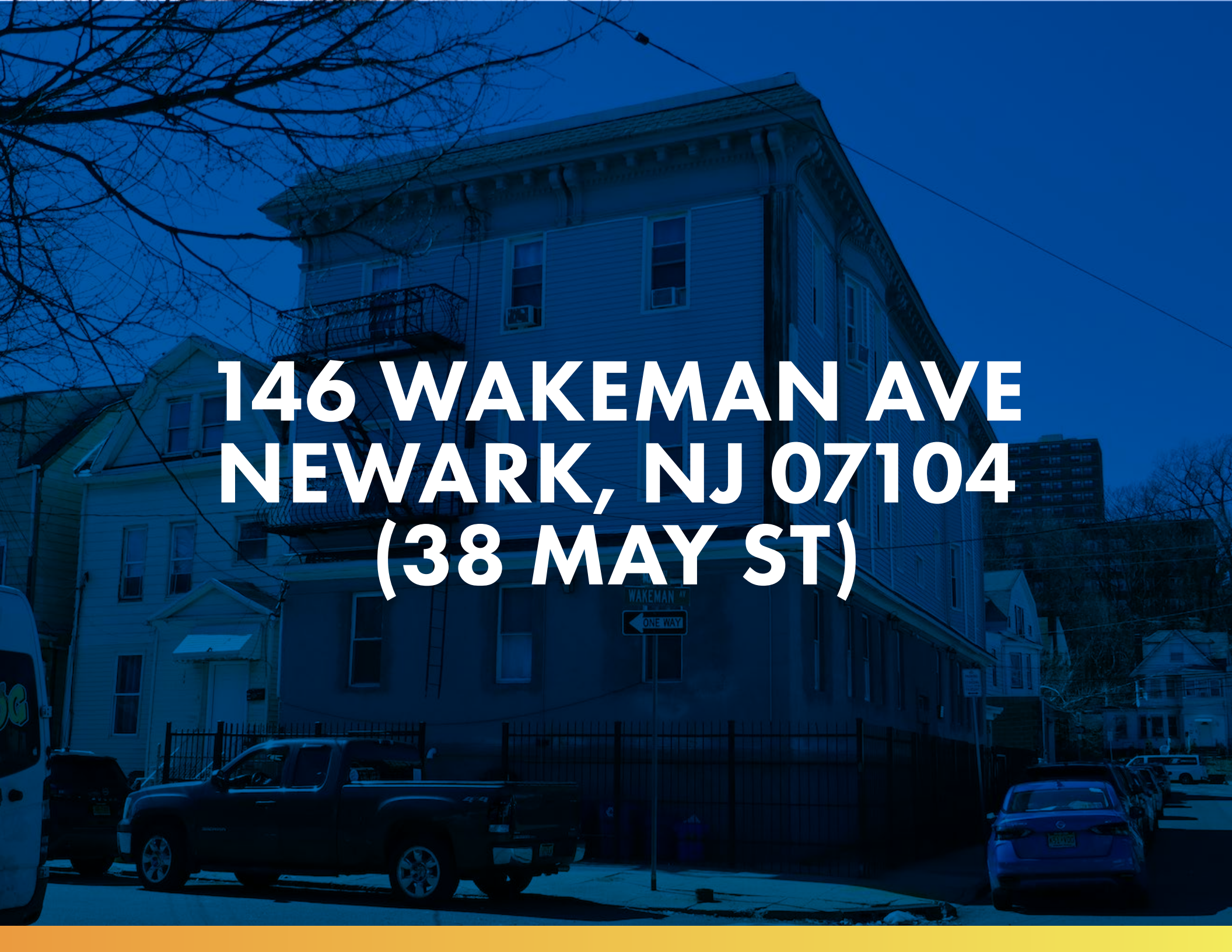


\*Market rate rent used in totals

# PROPERTY PHOTOS

304 CENTRAL AVE, ORANGE, NJ 07050





**146 WAKEMAN AVE  
NEWARK, NJ 07104  
(38 MAY ST)**



# FINANCIAL SUMMARY

**146 WAKEMAN AVE, NEWARK, NJ 07104**

UNIT	UNIT TYPE	LEASE START	LEASE END (OR AT-WILL)	BED	BATH	MONTHLY RENT
Basement	Residential	1/1/19	Periodic M-T-M	2	1	\$1,600
1L	Residential	1/1/22	Periodic M-T-M	3	1	\$2,000
1R	Residential	1/1/23	Periodic M-T-M	3	1	\$1,750
2L	Residential	1/1/19	Periodic M-T-M	3	1	\$1,600
2R	Residential	1/1/19	Periodic M-T-M	3	1	\$1,600
3L	Residential	1/1/19	Periodic M-T-M	3	1	\$1,600
3R	Residential	1/1/19	Periodic M-T-M	3	1	\$1,600
<b>TOTAL MONTHLY RENT</b>						<b>\$11,750</b>

<b>ANNUAL RENT*</b>	\$141,000
<b>TAX ESTIMATE</b>	\$10,373
<b>WATER/SEWER</b>	\$3,600
<b>GAS/ELECTRIC</b>	Tenants Pay



\*Market rate rent used in totals

# PROPERTY PHOTOS

146 WAKEMAN AVE, NEWARK, NJ 07104





# 712-714 SUMMER AVE NEWARK, NJ 07104



# FINANCIAL SUMMARY

**712-714 SUMMER AVE, NEWARK, NJ 07104**

UNIT	UNIT TYPE	LEASE START	LEASE END (OR AT-WILL)	BED	BATH	MONTHLY RENT
Basement	Residential	1/1/23	Periodic M-T-M	3	1	\$1,900
1L	Residential	1/1/23	Periodic M-T-M	3	1	\$2,000
1R	Residential	1/1/23	Periodic M-T-M	3	1	\$2,000
2L	Residential	1/1/23	Periodic M-T-M	3	1	\$2,000
2R	Residential	VACANT	VACANT	3	1	\$2,000*
3L	Residential	1/1/23	Periodic M-T-M	3	1	\$2,000
3R	Residential	1/1/23	Periodic M-T-M	3	1	\$2,000
<b>TOTAL MONTHLY RENT</b>						<b>\$13,900</b>

**ANNUAL RENT\***      \$166,800

**TAX ESTIMATE**      \$10,996

**WATER/SEWER**      \$3,600

**GAS/ELECTRIC**      Tenants Pay

\*Market rate rent used in totals



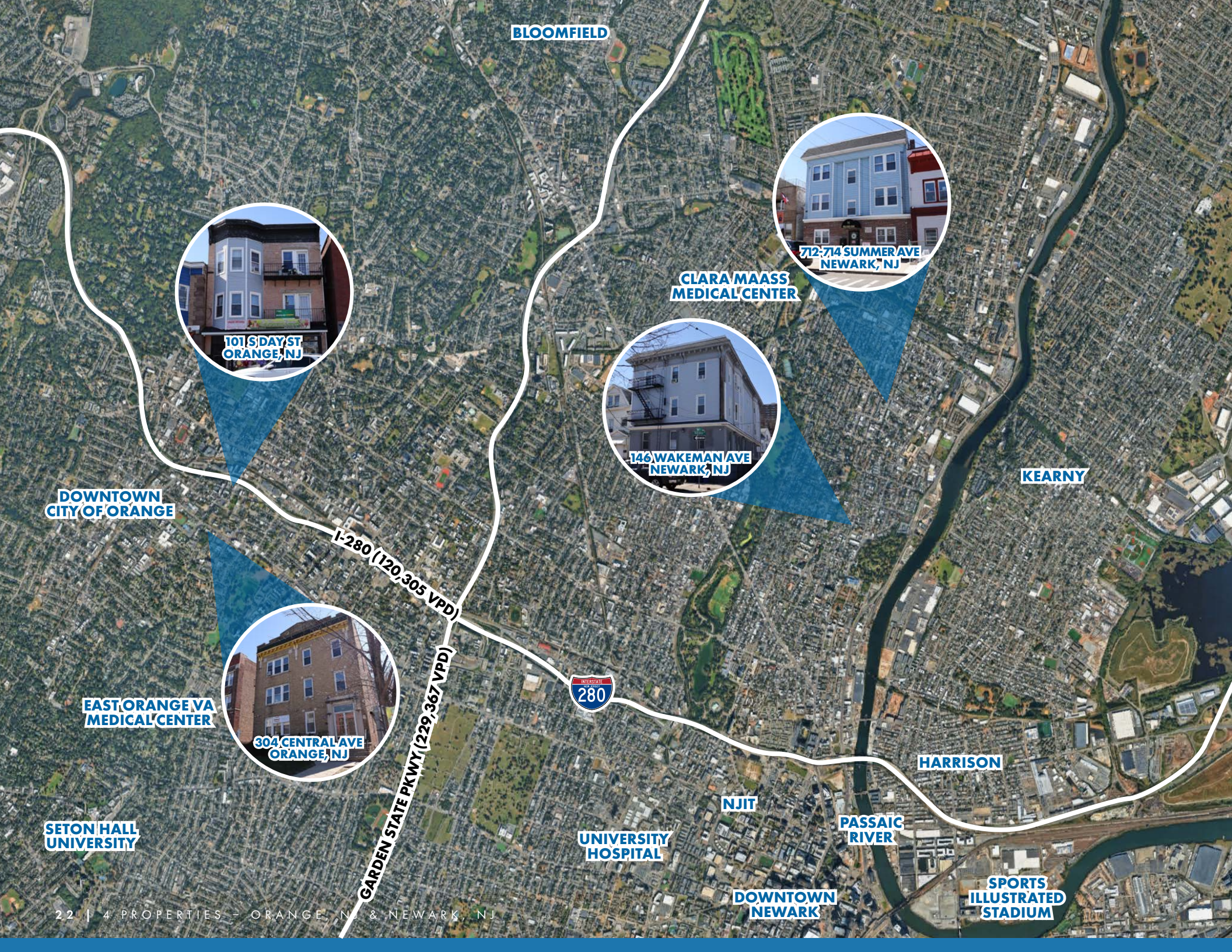
# PROPERTY PHOTOS

712-714 SUMMER AVE, NEWARK, NJ 07104



An aerial photograph of a city at dusk, with a blue color overlay. The text "LOCATION OVERVIEW" is centered in white. A yellow bar is at the bottom.

# LOCATION OVERVIEW



BLOOMFIELD



101 S DAY ST  
ORANGE, NJ



712-714 SUMMER AVE  
NEWARK, NJ

CLARA MAASS  
MEDICAL CENTER



146 WAKEMAN AVE  
NEWARK, NJ

DOWNTOWN  
CITY OF ORANGE

KEARNY

I-280 (120,305 VPD)



304 CENTRAL AVE  
ORANGE, NJ

EAST ORANGE VA  
MEDICAL CENTER



GARDEN STATE PKWY (229,367 VPD)

HARRISON

SETON HALL  
UNIVERSITY

NJIT

PASSAIC  
RIVER

UNIVERSITY  
HOSPITAL

DOWNTOWN  
NEWARK

SPORTS  
ILLUSTRATED  
STADIUM



# MARKET OVERVIEW

## **Orange & Newark, NJ: Strategic Growth Markets**

Orange and Newark, NJ together offer a highly attractive environment for healthcare and professional service providers. Supported by dense populations, ongoing redevelopment, and proximity to major medical institutions, the combined market presents strong opportunities for both tenants and investors.

### **Market Momentum**

Continued residential growth, public and private reinvestment, and infrastructure modernization are reshaping both cities. Newark's role as a regional employment, education, and transit hub—paired with Orange's neighborhood revitalization and transit-oriented development—has increased demand for accessible medical and professional services throughout Essex County.

### **High-Demand Demographics**

The area benefits from a large, diverse population, a strong daytime workforce, and a growing senior demographic. This mix supports consistent demand for primary care, specialty medical, behavioral health, and

professional services. Widespread insurance coverage across public and private plans further strengthens the patient base.

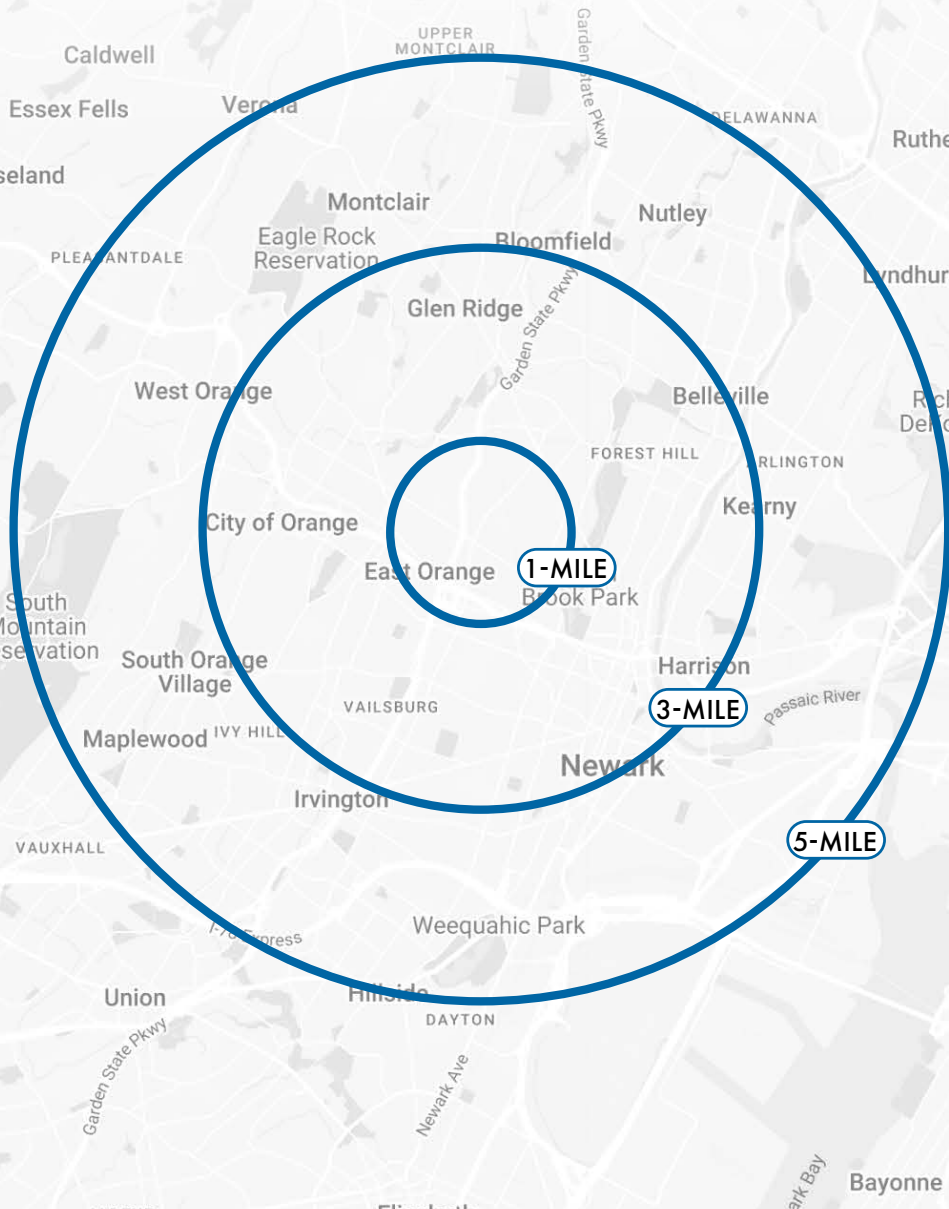
### **Central Access & Visibility**

Newark provides exceptional regional access via I-78, I-280, the New Jersey Turnpike, NJ Transit rail, PATH service, and Newark Liberty International Airport. Orange offers direct NJ Transit rail service to Midtown Manhattan and convenient access to major commuter corridors. High-traffic commercial avenues and established retail districts ensure strong visibility and steady foot traffic.

### **Established Healthcare Ecosystem**

The market is anchored by a deep healthcare network, including Newark Beth Israel Medical Center, University Hospital, Saint Michael's Medical Center, East Orange General Hospital, Clara Maass Medical Center, and Rutgers New Jersey Medical School, along with numerous local practices. This creates a strong referral environment ideal for outpatient and professional service providers.

# DEMOGRAPHICS



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	63,060	465,227	832,995
Households	22,947	176,142	311,018
Families	14,735	107,078	196,242
Average Household Size	2.72	2.59	2.61
Owner Occupied Housing Units	6,318	48,765	111,022
Renter Occupied Housing Units	16,629	127,377	199,996
Median Age	35.5	36.4	37.4
Median Household Income	\$65,510	\$66,753	\$76,348
Average Household Income	\$89,042	\$94,585	\$116,814

2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	63,635	477,241	846,099
Households	23,363	182,773	318,944
Families	14,995	110,599	200,562
Average Household Size	2.70	2.56	2.58
Owner Occupied Housing Units	6,882	51,878	116,179
Renter Occupied Housing Units	16,481	130,896	202,764
Median Age	36.7	37.5	38.5
Median Household Income	\$73,517	\$74,747	\$85,327
Average Household Income	\$99,479	\$105,925	\$129,700

# CONTACT

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1K  
AUCTIONS

2005  
EST.

95%  
SUCCESS  
RATE

39  
STATES

## DISCLAIMER

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Any projections, opinions, assumptions, or estimates used are for example only and do not represent current or future performance of the property. All information is subject to change, errors, omissions, or withdrawal without notice. Prospective tenants or buyers should conduct their own independent investigation and analysis of the property and the information contained in this memorandum.

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