



450 WASHINGTON AVE

BELLEVILLE, NJ 07109



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Prominent Properties Commercial in compliance with all applicable fair housing and equal opportunity laws.

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PROPERTY INFORMATION

SECTION 1



PROPERTY DESCRIPTION

This newly constructed mixed-use development offers an exceptional opportunity to acquire a nearly completed, income-producing asset positioned for immediate stabilization.

The project consists of:

14 newly constructed residential apartments
2 street-level commercial spaces

Modern construction designed for minimal maintenance
Contemporary unit layouts with high-quality finishes
Excellent visibility and accessibility
Strong projected rental income across both residential and commercial components

Construction is approximately 30–60 days from completion, allowing an investor to capitalize on the final phase of development while avoiding the risks associated with entitlement, approvals, and ground-up construction.

With only the final capital infusion required to complete construction and begin lease-up, the project is positioned to transition quickly into a stabilized, cash-flowing investment. The combination of residential and commercial income streams provides diversification while maximizing long-term value creation.

This offering presents an attractive opportunity for investors, family offices, 1031 exchange buyers, and private equity groups seeking a newly built asset with significant upside and immediate value-add through stabilization.

OFFERING SUMMARY

Sale Price:	\$7,000,000
Number of Units:	14
Lot Size:	5,249 SF
Building Size:	20,149 SF
NOI:	\$492,020.00
Cap Rate:	7.02%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	883	3,358	13,815
Total Population	2,547	9,615	37,639
Average HH Income	\$100,205	\$109,314	\$125,900

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LOCATION DESCRIPTION

The property enjoys convenient access to Route 21, Route 3, the Garden State Parkway, Interstate 280, and the New Jersey Turnpike, providing seamless connectivity throughout Northern New Jersey and Manhattan. Public transportation options, including nearby NJ Transit bus routes and rail service, further enhance the location's appeal for residents and commercial tenants alike.

Surrounded by established residential neighborhoods, local retailers, restaurants, schools, and medical facilities, the area continues to experience strong rental demand driven by its affordability compared to neighboring Hudson County and close proximity to major employment centers. Residents also enjoy access to local amenities including Branch Brook Park, famous for its annual Cherry Blossom Festival, Belleville Park, and the scenic Belleville Pond, creating an attractive lifestyle destination.

With continued investment throughout Essex County and increasing demand for modern rental housing, Belleville represents a compelling market for investors seeking stable long-term income and appreciation potential.

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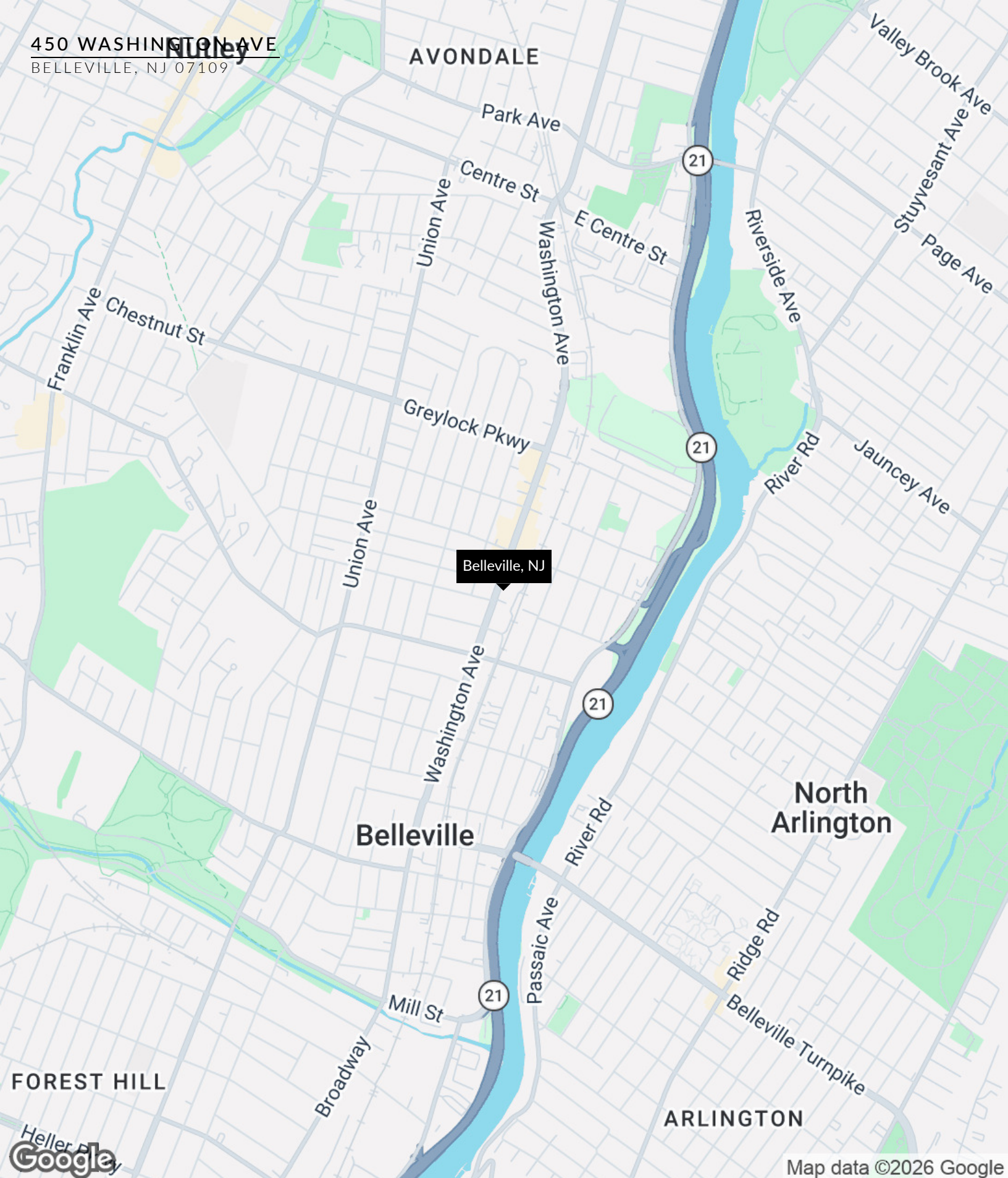
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LOCATION INFORMATION

SECTION 2

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BELLEVILLE, NJ 07109



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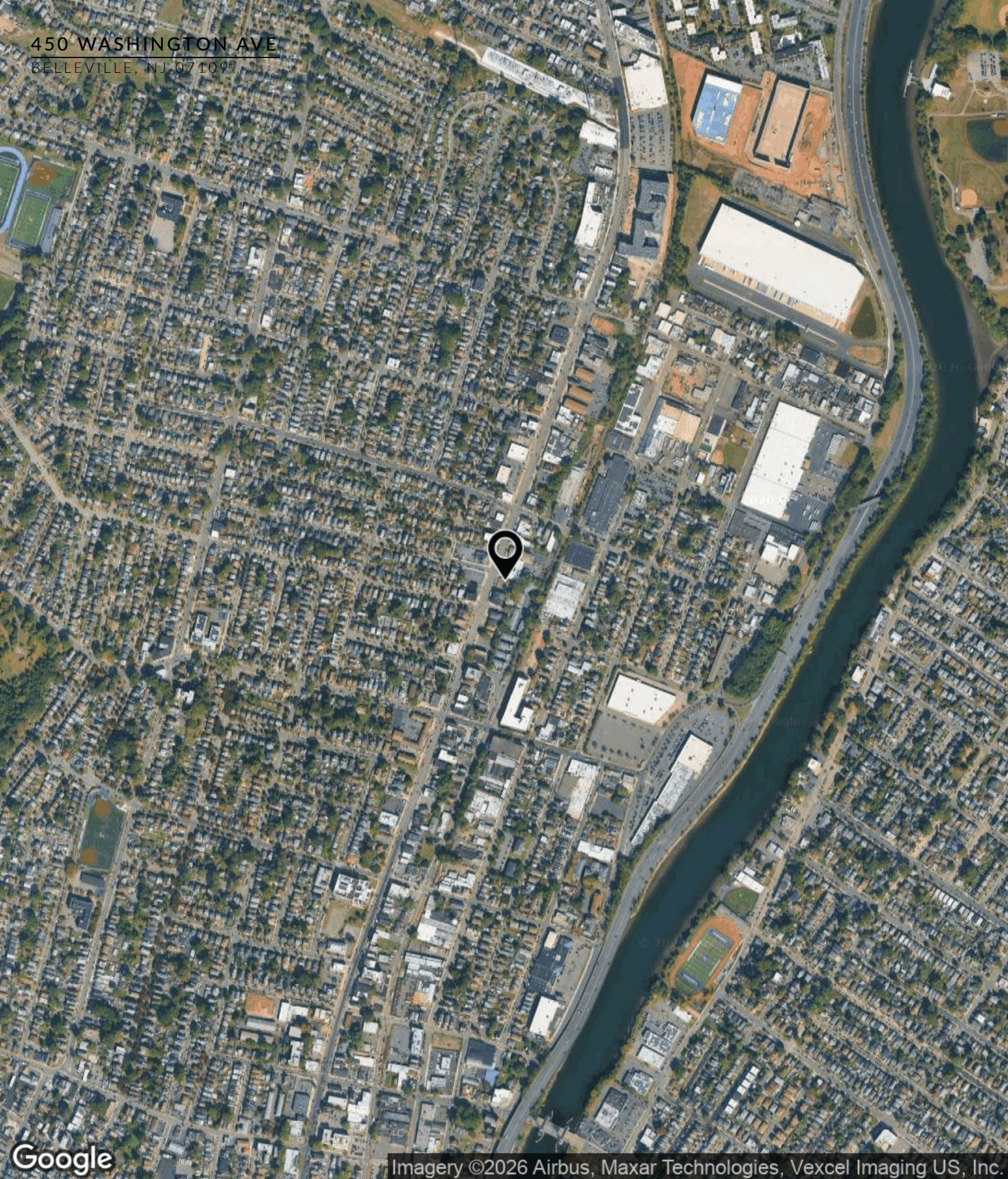
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FINANCIAL ANALYSIS

SECTION 3

INVESTMENT OVERVIEW

Price	\$7,000,000
Price per Unit	\$500,000
GRM	12
CAP Rate	7.02%
Cash-on-Cash Return (yr 1)	7.02%
Total Return (yr 1)	\$508,020

OPERATING DATA

Gross Scheduled Income	\$601,620
Total Scheduled Income	\$601,620
Vacancy Cost	\$10,000
Gross Income	\$591,620
Operating Expenses	\$99,600
Net Operating Income	\$492,020
Pre-Tax Cash Flow	\$492,020

FINANCING DATA

Down Payment	\$7,000,000
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INCOME SUMMARY

Vacancy Cost	(\$10,000)
GROSS INCOME	\$591,620

EXPENSES SUMMARY

Taxes	\$64,000
Insurance	\$15,000
Repairs	\$7,000
Electric (Common Area)	\$3,600
Super/Porter	\$10,000
OPERATING EXPENSES	\$99,600

NET OPERATING INCOME	\$492,020
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BELLEVILLE, NJ 07109

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	SECURITY DEPOSIT	LEASE START	LEASE END
Apt 1	1	1	-	\$2,595	-	-	-	-	-	-
Apt 2	1	1	-	\$2,695	-	-	-	-	-	-
Apt 3	1	1	-	\$2,695	-	-	-	-	-	-
Apt 4	1	1	-	\$2,695	-	-	-	-	-	-
Apt 5	2	2	-	\$3,595	-	-	-	-	-	-
Apt 6	1	1	-	\$2,795	-	-	-	-	-	-
Apt 7	1	1	-	\$2,795	-	-	-	-	-	-
Apt 8	1	1	-	\$2,795	-	-	-	-	-	-
Apt 9	1	1	-	\$2,795	-	-	-	-	-	-
Apt 10	2	2	-	\$3,795	-	-	-	-	-	-
Apt 11	1	1	-	\$2,895	-	-	-	-	-	-
Apt 12	1	1	-	\$2,995	-	-	-	-	-	-
Apt 13	1	1	-	\$2,995	-	-	-	-	-	-
Apt 14	2	2	-	\$4,000	-	-	-	-	-	-
Retail Space #1	-	-	-	\$4,000	-	-	-	-	-	-
Retail Space #2	-	-	-	\$4,000	-	-	-	-	-	-
TOTALS			0 SF	\$50,135	\$0.00	\$0	\$0.00	\$0		
AVERAGES				\$3,133						

SALE COMPARABLES

SECTION 4

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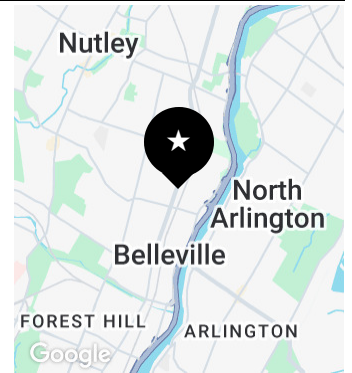
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Belleville, NJ 07109

Price:	\$7,000,000	Bldg Size:	0 SF
Lot Size:	5,249 SF	No. Units:	14
Cap Rate:	7.26%	Year Built:	1927



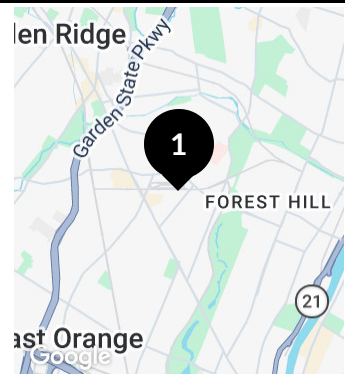
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SILVER LAKE

165 Belmont Ave , Belleville , NJ 07109

Price:	\$2,210
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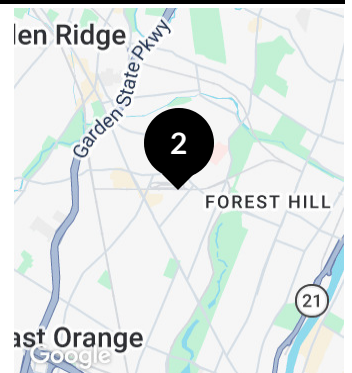
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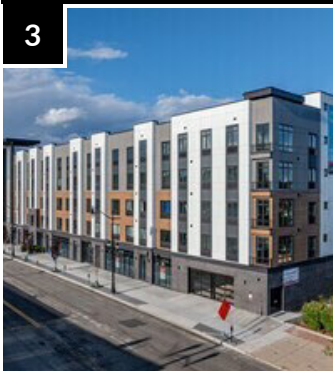
SILVER LAKE

165 Belmont Ave , Belleville , NJ 07109

Price:	\$2,410
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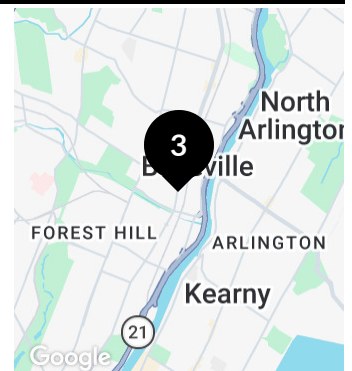
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THE ESSEX

102 Washington Ave , Belleville , NJ 07109

Price:	\$2,595
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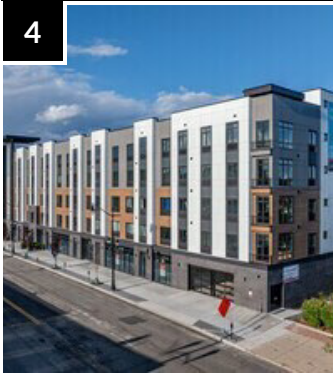
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BELLEVILLE, NJ 07109

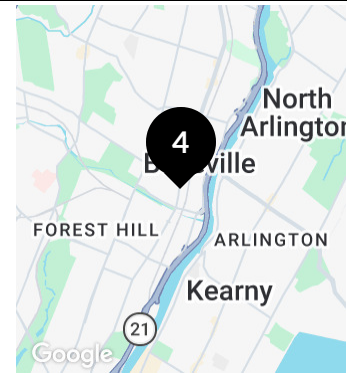
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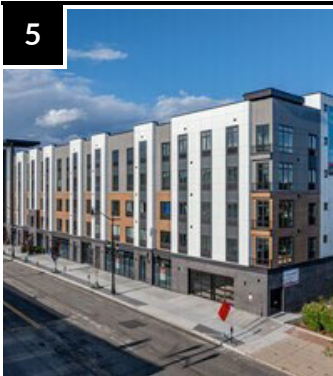
THE ESSEX

102 Washington Ave , Belleville , NJ 07109

Price: \$2,295



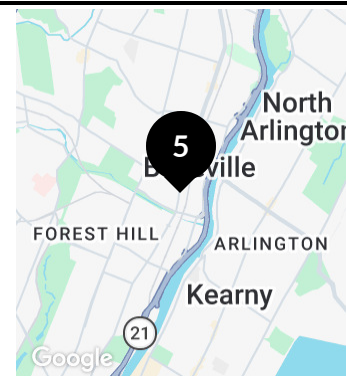
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THE ESSEX

102 Washington Ave , Belleville , NJ 07109

Price: \$2,995



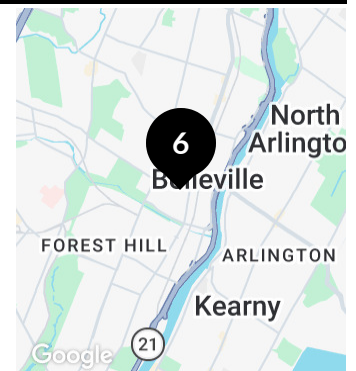
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THE REV

630 Washington , Belleville , NJ 07109

Price: \$2,716



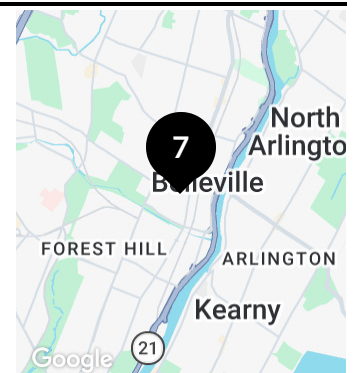
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THE REV

630 Washington , Belleville , NJ 07109

Price: \$2,849



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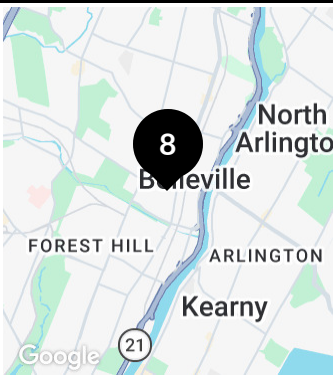
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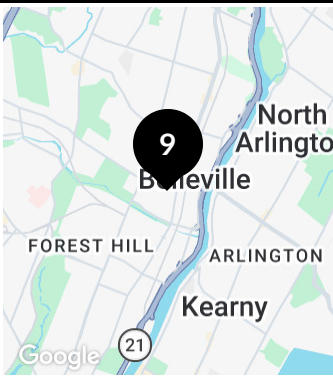




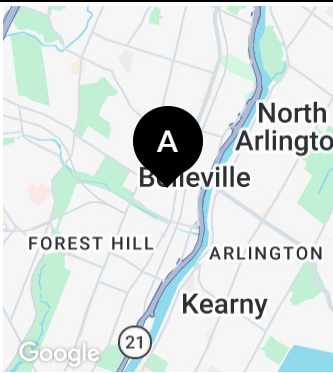
THE REV
630 Washington , Belleville , NJ 07109
Price: \$2,870



THE REV
630 Washington , Belleville , NJ 07109
Price: \$3,535

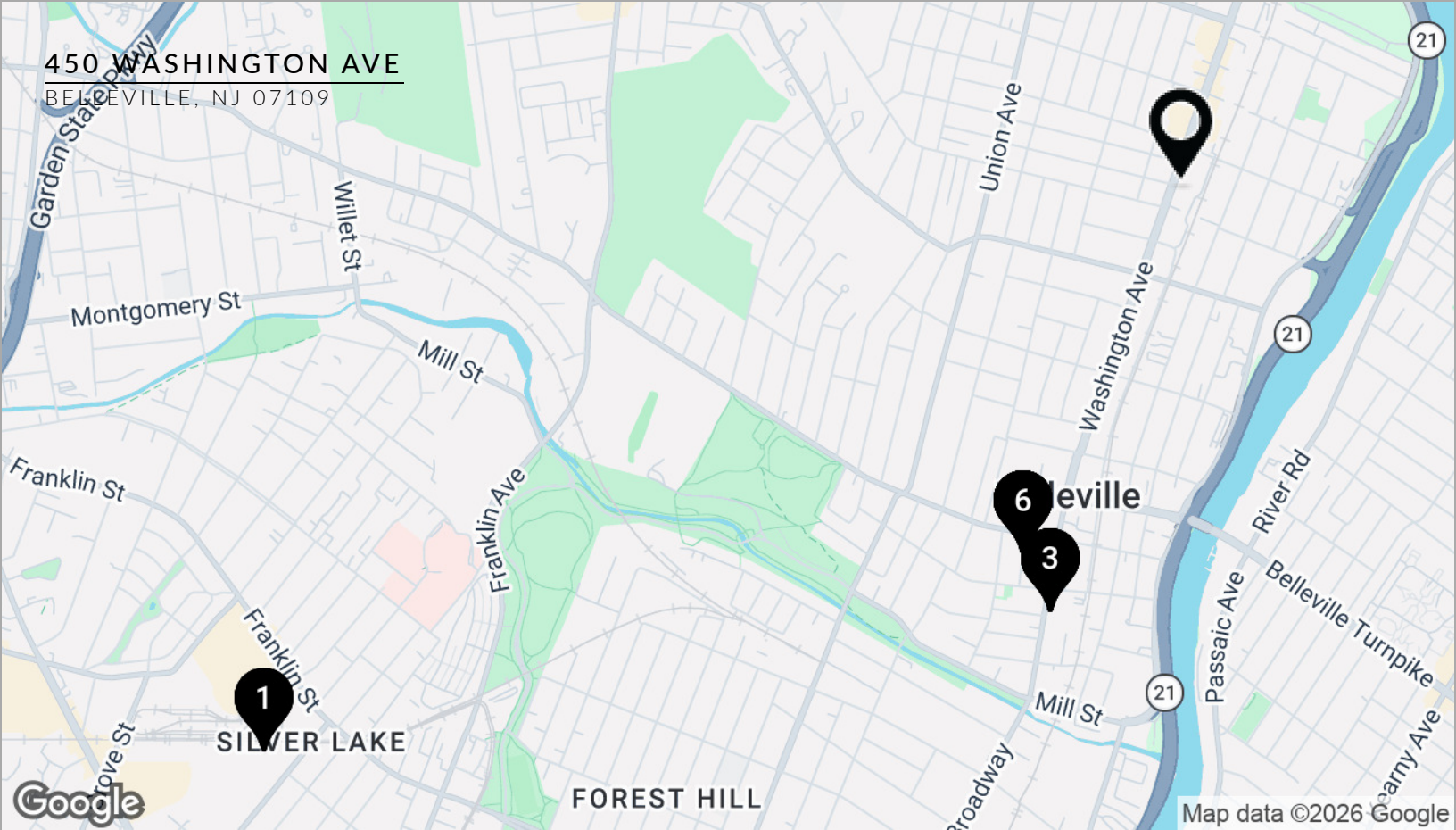


THE REV
630 Washington , Belleville , NJ 07109
Price: \$3,675



450 WASHINGTON AVE

BELLEVILLE, NJ 07109



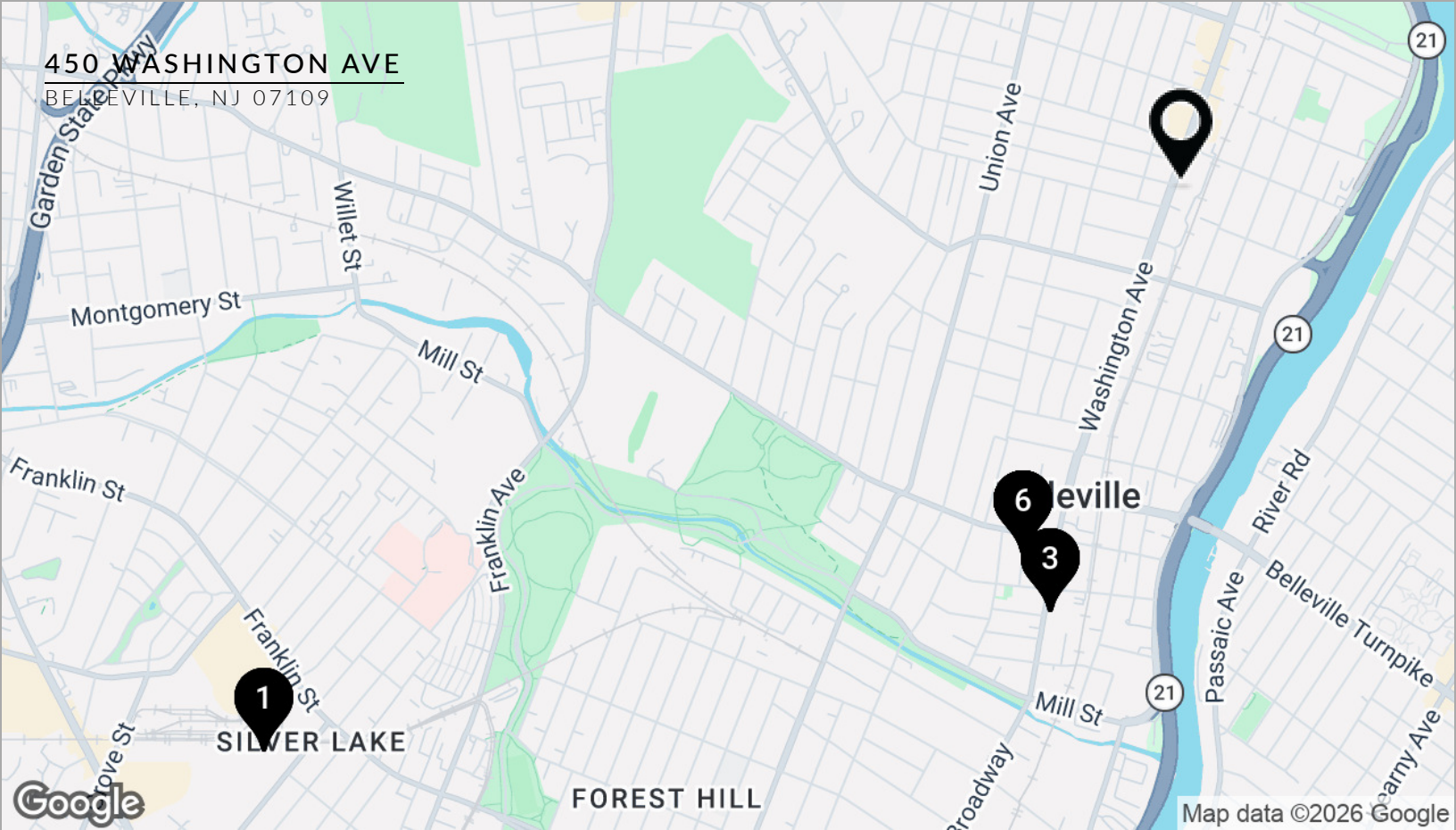
	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE
★	450 Washington Ave Belleville, NJ 07109	\$7,000,000	0 SF	5,249 SF	14	7.26%
1	Silver Lake 165 Belmont Ave Belleville , NJ 07109	\$2,210	-	-	-	-
2	Silver Lake 165 Belmont Ave Belleville , NJ 07109	\$2,410	-	-	-	-
3	The Essex 102 Washington Ave Belleville , NJ 07109	\$2,595	-	-	-	-
4	The Essex 102 Washington Ave Belleville , NJ 07109	\$2,295	-	-	-	-
5	The Essex 102 Washington Ave Belleville , NJ 07109	\$2,995	-	-	-	-
6	The Rev 630 Washington Belleville , NJ 07109	\$2,716	-	-	-	-
7	The Rev 630 Washington Belleville , NJ 07109	\$2,849	-	-	-	-
8	The Rev 630 Washington Belleville , NJ 07109	\$2,870	-	-	-	-

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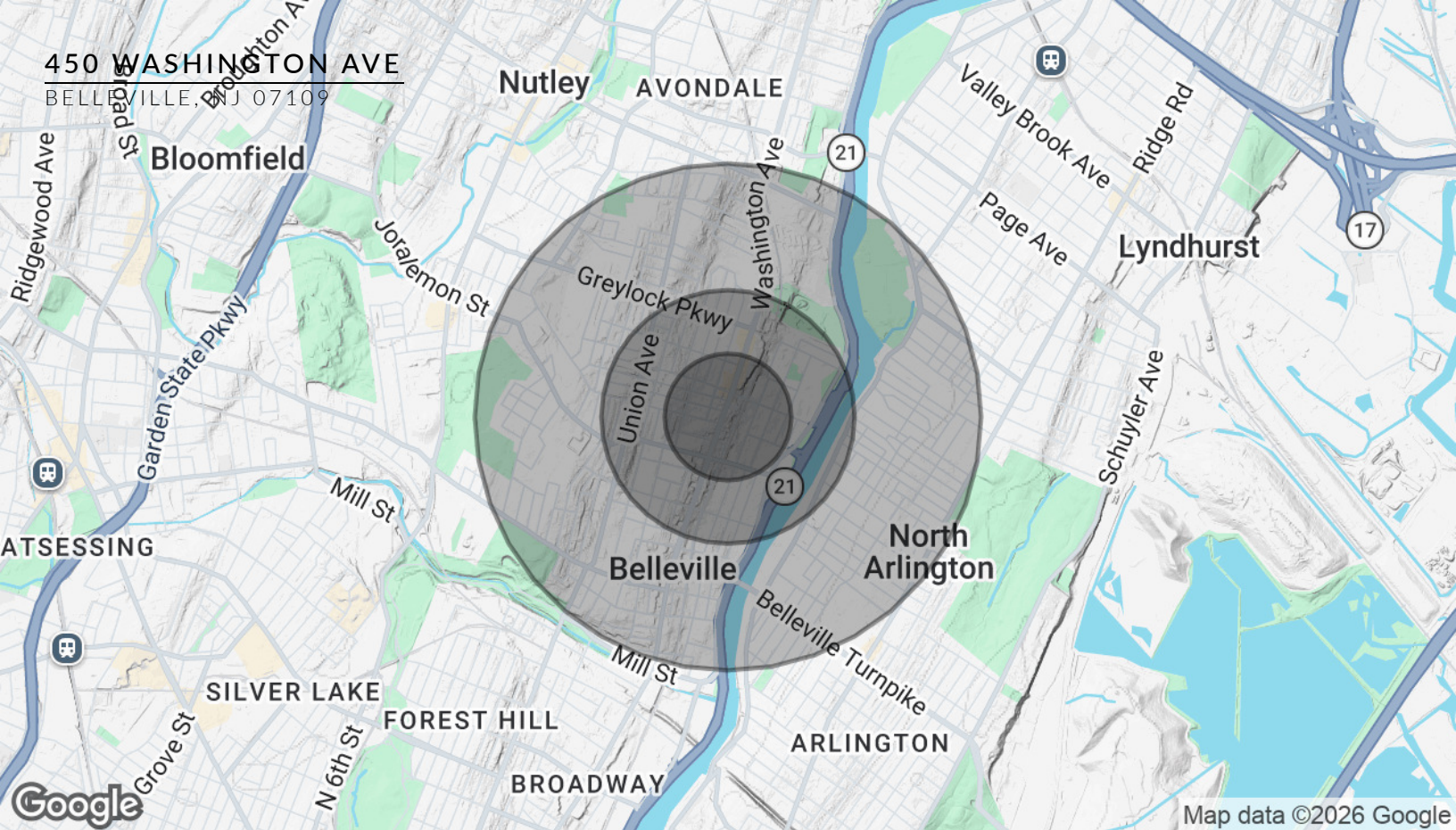
NAME/ADDRESS		PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE
9	The Rev 630 Washington Belleville , NJ 07109	\$3,535	-	-	-	-
A	The Rev 630 Washington Belleville , NJ 07109	\$3,675	-	-	-	-
AVERAGES		\$2,815	NAN SF	NAN SF		NAN%

DEMOGRAPHICS

SECTION 5

450 WASHINGTON AVE

BELLEVILLE, NJ 07109



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,547	9,615	37,639
Average Age	40.2	40.7	39.7
Average Age (Male)	36.6	39.9	40.0
Average Age (Female)	41.7	39.7	39.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	883	3,358	13,815
# of Persons per HH	2.9	2.9	2.7
Average HH Income	\$100,205	\$109,314	\$125,900
Average House Value	\$383,650	\$396,452	\$424,222

2023 American Community Survey (ACS)

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