

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This multifamily portfolio comprises three properties totaling 11 units. The two four-family properties in North Plainfield are located only 0.5 miles apart. The properties are well maintained and have undergone various capital improvements over the last several years.

PROPERTY HIGHLIGHTS

- Over \$80,000 spent on capital improvements
- Properties will be sold together as a package
- Value-add opportunity featuring below-market rents
- Marlborough Avenue, Middlesex: Private parking, high ceilings, basement, washer/dryers in each unit
- Grove Street, North Plainfield: Directly across the street from two schools; two-level units with shared backyard
- Private entrances for most units
- The two North Plainfield properties are located about one mile from the Plainfield Train Station

OFFERING SUMMARY

Sale Price:	\$2,800,000
Number of Units:	11
NOI:	\$183,871
Cap Rate:	6.57%

VIRTUAL TOURS

<https://www.dropbox.com/scl/fo/2ecltjncqr144wcvl8z/AAOZRoogak11VOP18Lx811key-fw273dsgz4L5g604raa8j8st-eso6rg208&dl=0>

UNIT TYPE	COUNT
1 BR / 1 BA	4
2 BR / 1 BA	6
3 BR / 1 BA	1
Total Units	11
Garage	1