

FERRY STREET – MIXED USE PROPERTY

179-183 Ferry St | Newark, NJ

Marcus & Millichap
CAFIERO TEAM



OFFERING MEMORANDUM

DEAL LEAD

DEAL TEAM



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TEAM LEAD



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DEVIN PEREZ
ASSOCIATE DIRECTOR
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TEAM PARTNERS

INVESTMENT SPECIALISTS



JOHN MOROZ
DIRECTOR INVESTMENTS



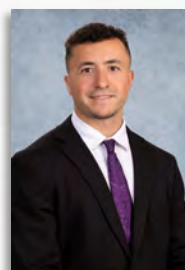
DEAN MATUSZEWICZ
ASSOCIATE INVESTMENTS



SETH GOLDBERG
ASSOCIATE DIRECTOR
INVESTMENTS

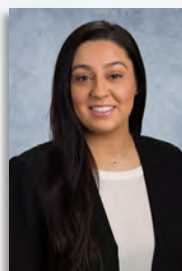


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VINCENT PENNINO
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TRANSACTION COORDINATOR



FRANK DOLAN
MEDIA SPECIALIST



DINA KUCEVIC
MARKETING COORDINATOR



EVAN SCHMIDT
FINANCIAL ANALYST

OFFERING HIGHLIGHTS



TENANT(S)

- The Children's Place - Publicly traded national retailer with 550+ locations; operating at the property for 22 years
- Loco Hot Deals - Regional retailer with 22 locations and expanding footprint
- Fully occupied retail and residential building with no vacancy

LEASE(S)

- The Children's Place: NN lease through 1/31/2030 with (1) five-year renewal option
- Scheduled annual increases averaging ~1.5% per year through lease term
- Loco Hot Deals: Base year reimbursement structure (2024) through 3/31/2029 with (1) five-year renewal option
- Scheduled increases averaging ~2.0% in remaining term
- Stabilized asset generating \$457,137 NOI



BUILDING

- 11,300 SF mixed-use property constructed in 1940
- 10 residential units above 2 street-level retail spaces

LOCATION/ MARKET

- Located in the Ironbound section of Newark — one of the city's most established retail corridors
- Positioned along Ferry Street with ±13,700 vehicles per day
- 98 Walk Score - dense, pedestrian-oriented retail environment
- 5-mile population of 837,690 residents



DEMOGRAPHICS

| POPULATION | 1 Mile | 3 Miles | 5 Miles |
|-------------------------|----------|----------|----------|
| 2024 Population | 56,352 | 274,267 | 837,690 |
| 2029 Population (Proj.) | 56,829 | 275,286 | 845,369 |
| EMPLOYMENT | | | |
| Total Employees | 51,605 | 134,128 | 277,540 |
| Total Establishments | 3,644 | 11,206 | 30,332 |
| HOUSEHOLDS | | | |
| Number of Households | 22,830 | 99,363 | 318,918 |
| Average HH Income | \$79,187 | \$75,835 | \$87,653 |

NEWARK, NEW JERSEY

Newark, New Jersey, is the state's largest city and a vital hub in the New York metropolitan area. Situated in Essex County, it boasts a rich industrial history, diverse cultural scene, and significant economic and educational institutions. Newark serves as a major industrial center with diversified manufacturing sectors, including electronics, chemicals, rubber, jewelry, and textiles. The city is also a significant transportation hub, home to Newark Liberty International Airport and the Port of Newark, which is operated by the Port Authority of New York and New Jersey.

Newark is also served by several hospitals, including University Hospital, Newark Beth Israel Medical Center, and Saint Michael's Medical Center. University Hospital is a teaching hospital affiliated with Rutgers Biomedical and Health Sciences and serves as a Level I trauma center. Newark Beth Israel Medical Center is the largest hospital in the city and is part of Barnabas Health, the state's largest healthcare system.

Newark continues to evolve as a dynamic urban center, balancing its rich historical roots with modern developments in education, technology, and culture. Its strategic location, diverse population, and ongoing revitalization efforts position it as a significant city in the northeastern United States.



PROPERTY DETAILS

PROPERTY DESCRIPTION

| | |
|----------------------|------------------------|
| Rentable Square Feet | 11,300 SF |
| Parcel Size | 0.14 AC |
| Block | 1984 |
| Lot | 6, 7 & 8 |
| Year Built | 1940 |
| Number of Units | 12 Units |
| Number of Stories | 1 - 3 Stories |
| Parking | Street Parking |
| Walk Score | 98 (Walker's Paradise) |
| Traffic Count | 13,700± Vehicles/ Day |



1940
Year Built



98
Walk Score



13,700± ADT
Ferry Street



THE CHILDREN'S PLACE

The Children's Place, Inc. is a publicly traded specialty retailer focused on children's apparel, footwear, and accessories, serving newborns through pre-teens across North America. Founded in 1969 and headquartered in Secaucus, New Jersey, the company operates primarily under The Children's Place and Gymboree brands, offering a broad assortment of everyday basics, seasonal fashion, school uniforms, and coordinated outfits positioned at value-oriented price points.

The retailer has undergone a multi-year transformation to adapt to shifting consumer behavior, emphasizing digital-first growth, with e-commerce accounting for a substantial portion of total revenue, while simultaneously rationalizing its physical store base to improve profitability. Its brick-and-mortar locations are concentrated in high-traffic malls and outlet centers, supported by an integrated omnichannel platform that allows for buy-online-pick-up-in-store, ship-from-store, and flexible fulfillment options.

The company relies heavily on private-label merchandise, global sourcing, and centralized distribution to maintain margin control, though it has faced ongoing pressure from elevated leverage, rising costs, and volatile consumer spending, reflected in its speculative-grade credit profile. Despite these challenges, The Children's Place continues to focus on brand relevance, operational efficiency, and balance-sheet stabilization as it competes in the highly promotional and competitive children's apparel retail sector.

SECAUCUS, NJ HEADQUARTERS

S&P: CCC+
CREDIT RATING

550+
LOCATIONS

\$1.3B
ASSETS

\$250-350M
MARKET CAP

\$1.7B
REVENUE

16,000+
EMPLOYEES



SURROUNDING AREA



PROPERTY OUTLINE

Marcus & Millichap
CAFIERO TEAM

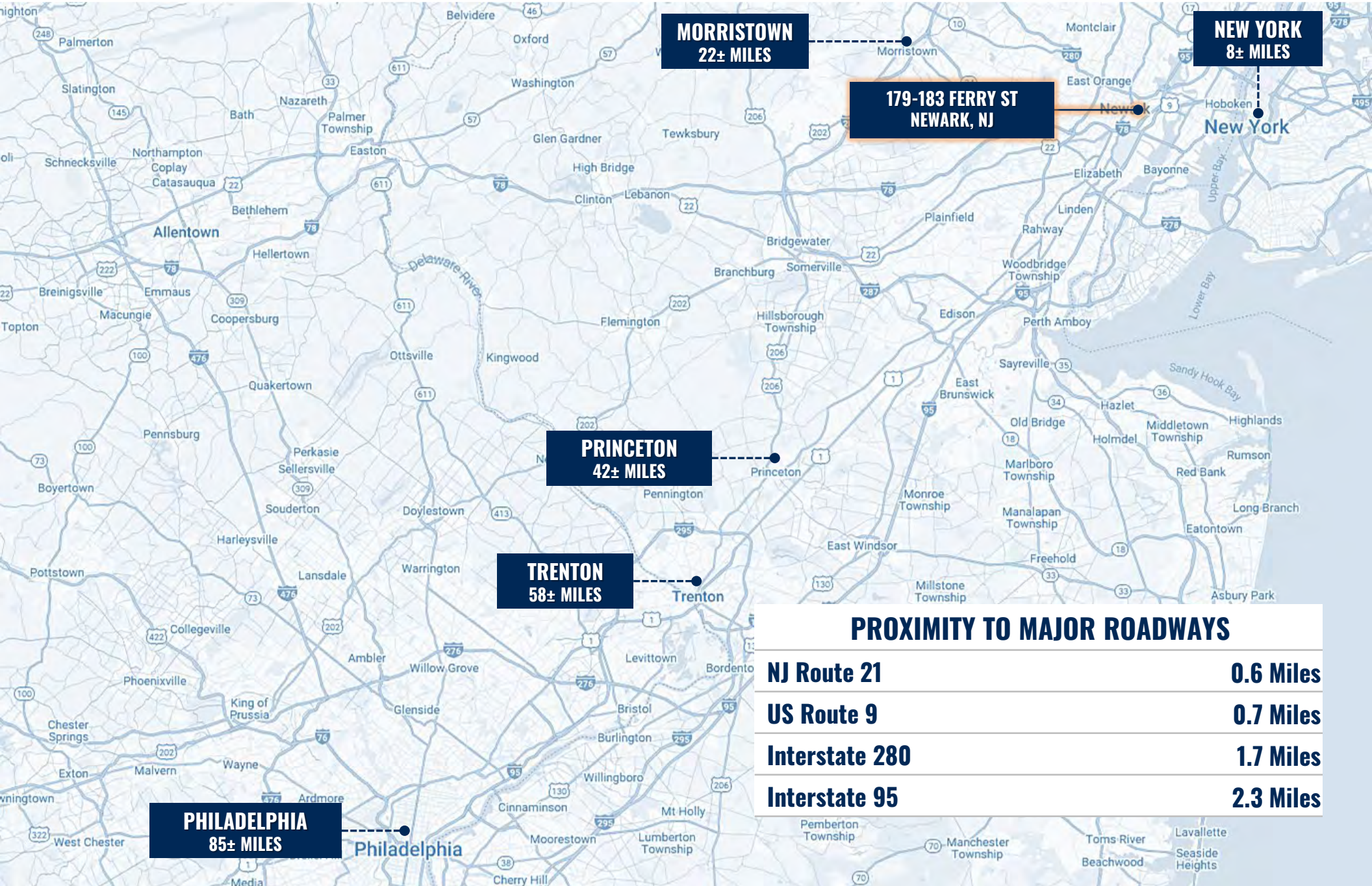


FERRY STREET
13,700± VEHICLES/ DAY

VAN BUREN STREET

5,800± VEHICLES/ DAY

REGIONAL MAP



MORRISTOWN
22± MILES

179-183 FERRY ST
NEWARK, NJ

NEW YORK
8± MILES

PRINCETON
42± MILES

TRENTON
58± MILES

PHILADELPHIA
85± MILES

| PROXIMITY TO MAJOR ROADWAYS | |
|-----------------------------|------------------|
| NJ Route 21 | 0.6 Miles |
| US Route 9 | 0.7 Miles |
| Interstate 280 | 1.7 Miles |
| Interstate 95 | 2.3 Miles |

THE CHILDREN'S PLACE

Ranking Overview

The Children's Place

Ferry St, Newark, NJ

Nationwide

22 / 123



New Jersey

1 / 10



15mi

1 / 6



Chain: The Children's Place | Visits | Jan 1st, 2025 - Dec 31st, 2025

Data provided by Placer Labs Inc. (www.placer.ai)



THE LAURENCE PLACE

THE LAURENCE PLACE

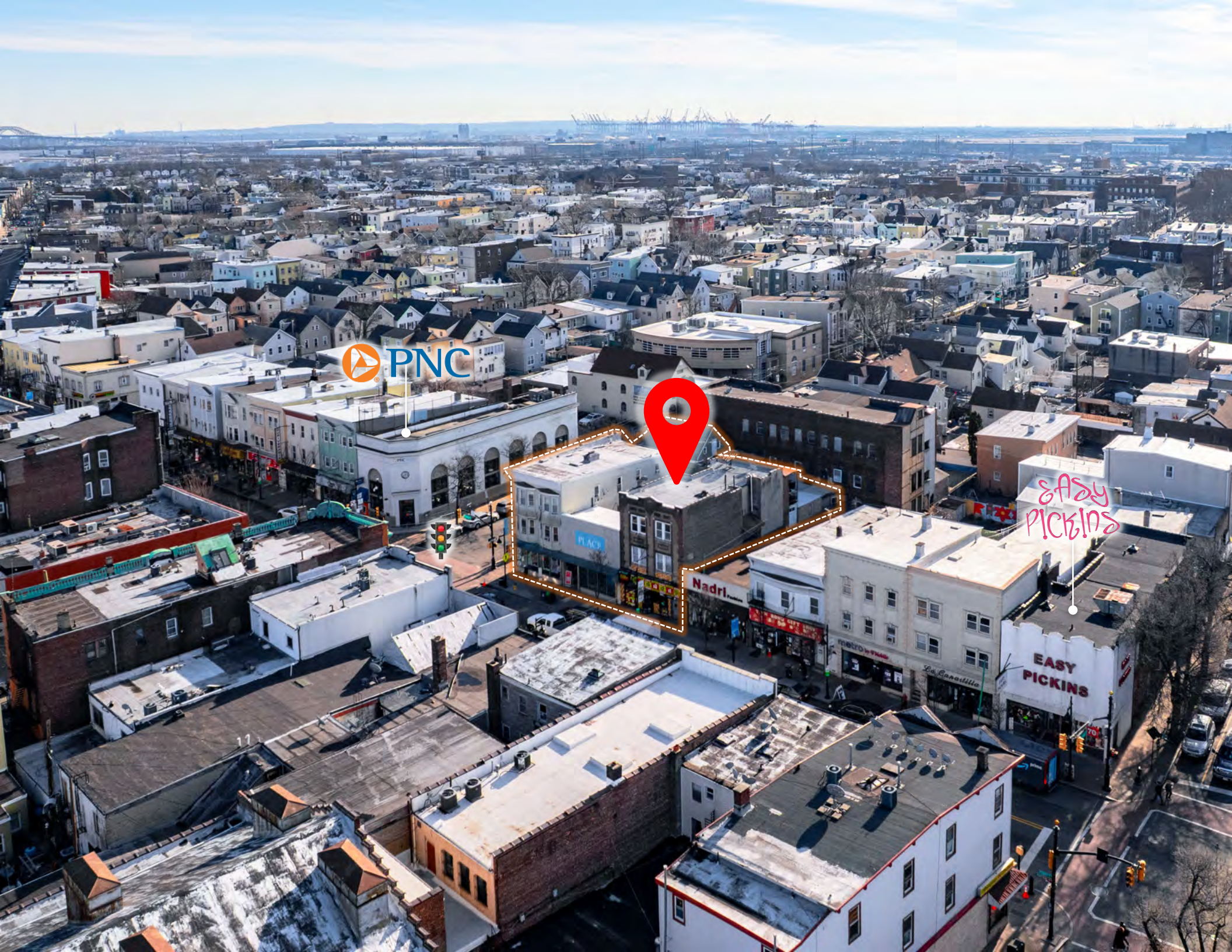
Nadri

DON'T BLOCK THE BOX

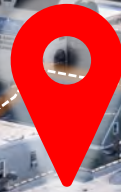
erry St

ONE WAY

60
14
6



 PNC



EASY PICKINS

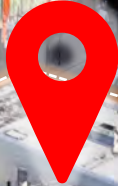
EASY PICKINS

Nadri

PLACE



PNC



EASY PICKINS

WALGREENS

MCDONALD'S

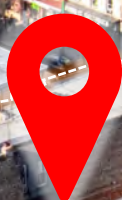
DUNKIN'

T-Mobile

verizon

CHASE

EASY PICKUPS



PNC



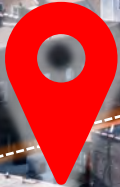


PNC

CHASE

total wireless

Easy Pickins



CHARMIS



ADDITIONAL IMAGES



RENT ROLL

| TENANT | UNIT | GLA (SF) | GLA (%) | START DATE | EXPIRE DATE | TENURE | BASE RENT | | RENT STEPS | | RENEWAL OPTIONS | | | REIMBURSEMENTS | LEASE TYPE |
|--------------------------|-----------|---------------|-------------|------------|-------------|----------|------------------|-----------------|------------|-----------|-----------------|----------|-----------|-----------------|------------|
| | | | | | | | AMOUNT | RENT/SF RENT/MO | DATE | AMOUNT | TERMS | DATE | AMOUNT | | |
| Children's Place | 181-183 | 4,300 | 38% | 3/1/2004 | 1/31/2030 | 22 Years | \$213,150 | \$49.57 | 2/1/2027 | \$216,347 | (1) 5 Yr. | 2/1/2030 | \$226,230 | \$32,273 | NN |
| | | | | | | | | | 2/1/2028 | \$219,592 | | 2/1/2031 | \$229,623 | | |
| | | | | | | | | | 2/1/2029 | \$222,886 | | 2/1/2032 | \$233,067 | | |
| | | | | | | | | | | | | 2/1/2033 | \$236,563 | | |
| | | | | | | | | | | | | 2/1/2034 | \$240,112 | | |
| Loco Hot Deals of Newark | 179 | 1,900 | 17% | 4/1/2024 | 3/31/2029 | 2 Years | \$99,878 | \$52.57 | 4/1/2027 | \$101,876 | (1) 5 Yr. | 4/1/2029 | \$105,992 | \$3,693 | BY 2024 |
| | | | | | | | | | 4/1/2028 | \$103,913 | | 4/1/2030 | \$108,112 | | |
| | | | | | | | | | | | | 4/1/2031 | \$110,274 | | |
| | | | | | | | | | | | | 4/1/2032 | \$112,479 | | |
| | | | | | | | | | | | | 4/1/2033 | \$114,729 | | |
| 181-183 APT 1 | 1 | 775 | 7% | 2/1/2020 | YTY | 6 Years | \$22,500 | \$1,875 | - | - | - | - | - | \$0 | Gross |
| 181-183 APT 2 | 2 | 550 | 5% | 6/1/2023 | YTY | 3 Years | \$22,500 | \$1,875 | - | - | - | - | - | \$0 | Gross |
| 181-183 APT 3 | 3 | 775 | 7% | 6/1/2024 | YTY | 2 Years | \$21,600 | \$1,800 | - | - | - | - | - | \$0 | Gross |
| 181-183 APT 4 | 4 | 550 | 5% | 3/1/2017 | YTY | 9 Years | \$20,700 | \$1,725 | - | - | - | - | - | \$0 | Gross |
| 181-183 APT 5 | 5 | 475 | 4% | 9/1/2022 | YTY | 3 Years | \$22,680 | \$1,890 | - | - | - | - | - | \$0 | Gross |
| 181-183 APT 6 | 6 | 300 | 3% | 12/1/2020 | YTY | 5 Years | \$20,700 | \$1,725 | - | - | - | - | - | \$0 | Gross |
| 179 APT 1 | 7 | 650 | 6% | 3/1/2017 | YTY | 9 Years | \$24,000 | \$2,000 | - | - | - | - | - | \$0 | Gross |
| 179 APT 2 | 8 | 300 | 3% | 8/1/2025 | YTY | 1 Years | \$18,000 | \$1,500 | - | - | - | - | - | \$0 | Gross |
| 179 APT 3 | 9 | 350 | 3% | 1/1/2026 | YTY | 0 Years | \$19,200 | \$1,600 | - | - | - | - | - | \$0 | Gross |
| 179 APT 4 | 10 | 375 | 3% | 4/1/2017 | YTY | 9 Years | \$18,300 | \$1,525 | - | - | - | - | - | \$0 | Gross |
| TOTAL | 12 | 11,300 | 100% | | | | \$523,208 | \$46.30 | | | | | | \$35,965 | |

[1] Children's Place reimburses 80% of the Taxes, Insurance, and Water/Sewer attributed to their building.

[2] Loco Hot Deals pays 80% of the Water/Sewer and 80% of Taxes and Insurance over their base year.

[3] Children's Place has the following one-time termination option: If the tenant's sales do not equal or exceed \$1.5MM for the period 2/1/2027 - 1/31/2028, tenant may terminate the lease within 30 days of the end of the period; termination goes into effect 120 days following notice.



12
Tenants



\$523,208
Total Annual Rent



11,300 SF
Gross Leasable Area

FINANCIAL SUMMARY



\$5,975,000
List Price



\$457,137
NOI



7.65%
Cap Rate



| CURRENT INCOME & EXPENSES | Annual | \$/SF |
|-----------------------------|------------------|----------------|
| Base Rent | \$523,208 | \$46.30 |
| Reimbursements | \$35,965 | \$3.18 |
| TOTAL Income | \$559,174 | \$49.48 |
| Less - Expenses | \$85,262 | \$7.55 |
| Less - Vacancy Factor | \$16,775 | \$1.48 |
| Net Operating Income | \$457,137 | \$40.45 |

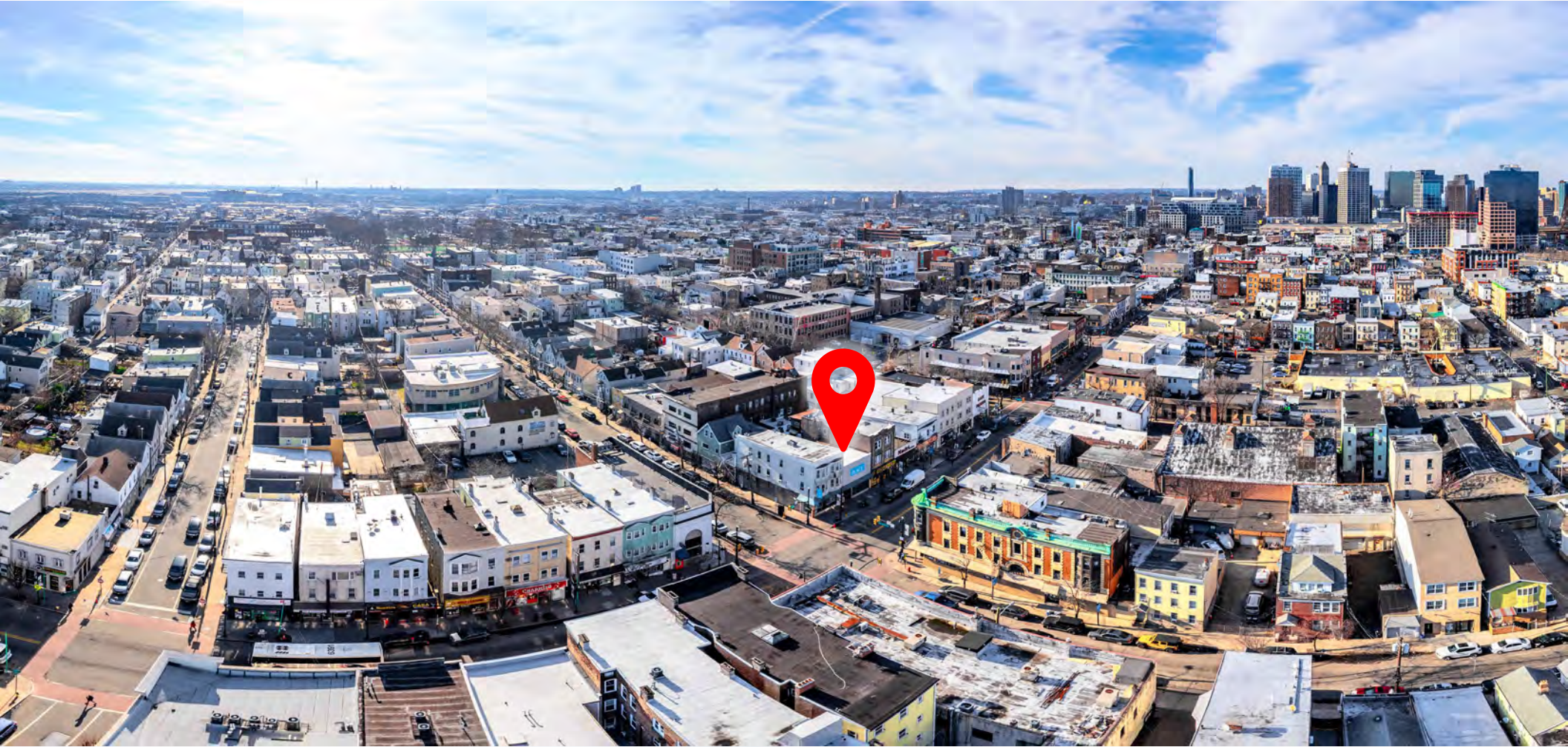
| OPERATING EXPENSES | 179F | 181-183F | TOTAL | \$/SF |
|---------------------------|----------|----------|-----------------|---------------|
| Property Taxes | \$17,996 | \$24,914 | \$42,909 | \$3.80 |
| Special Improvement Taxes | \$1,470 | \$2,035 | \$3,506 | \$0.31 |
| Insurance | \$3,218 | \$6,953 | \$10,170 | \$0.90 |
| Water & Sewer | \$2,462 | \$6,439 | \$8,902 | \$0.79 |
| Repairs & Maintenance | \$1,750 | \$1,250 | \$3,000 | \$0.27 |
| Management Fee (3%) | | | \$16,775 | \$1.48 |
| Total Expenses | | | \$85,262 | \$7.55 |

[1] Insurance and Repairs & Maintenance are estimated based on comparable properties.

[2] Management Fee and Vacancy Factor are calculated as 3.00% of total property income.

PANORAMIC

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CAFIERO TEAM



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