

250 MILL STREET

Belleville, New Jersey



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EXECUTIVE SUMMARY

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of **Branch Brook Plaza** — a 100% Occupied multi-level strip center with onsite parking. This property has been well maintained.

Branch Brook Plaza has 12,698 SF of commercial space consisting of five “Amazon Proof” Retail and Medical tenants.

Located at a signalized intersection on the corner of Union Avenue and Mill Street; this shopping center conveniently faces the beautiful Branch Brook Park of Essex County, New Jersey.

Branch Brook Park attracts visitors from across New Jersey to experience the park facilities and view their renowned Japanese Cherry Blossom trees.

VITAL DATA

PRICE	\$2,800,000
NOI	\$196,804
CAP RATE	7.03%

PROPERTY SUMMARY

THE OFFERING

Property Address	250 Mill Street, Belleville, New Jersey
Block	142
Lot(s)	23 and 24

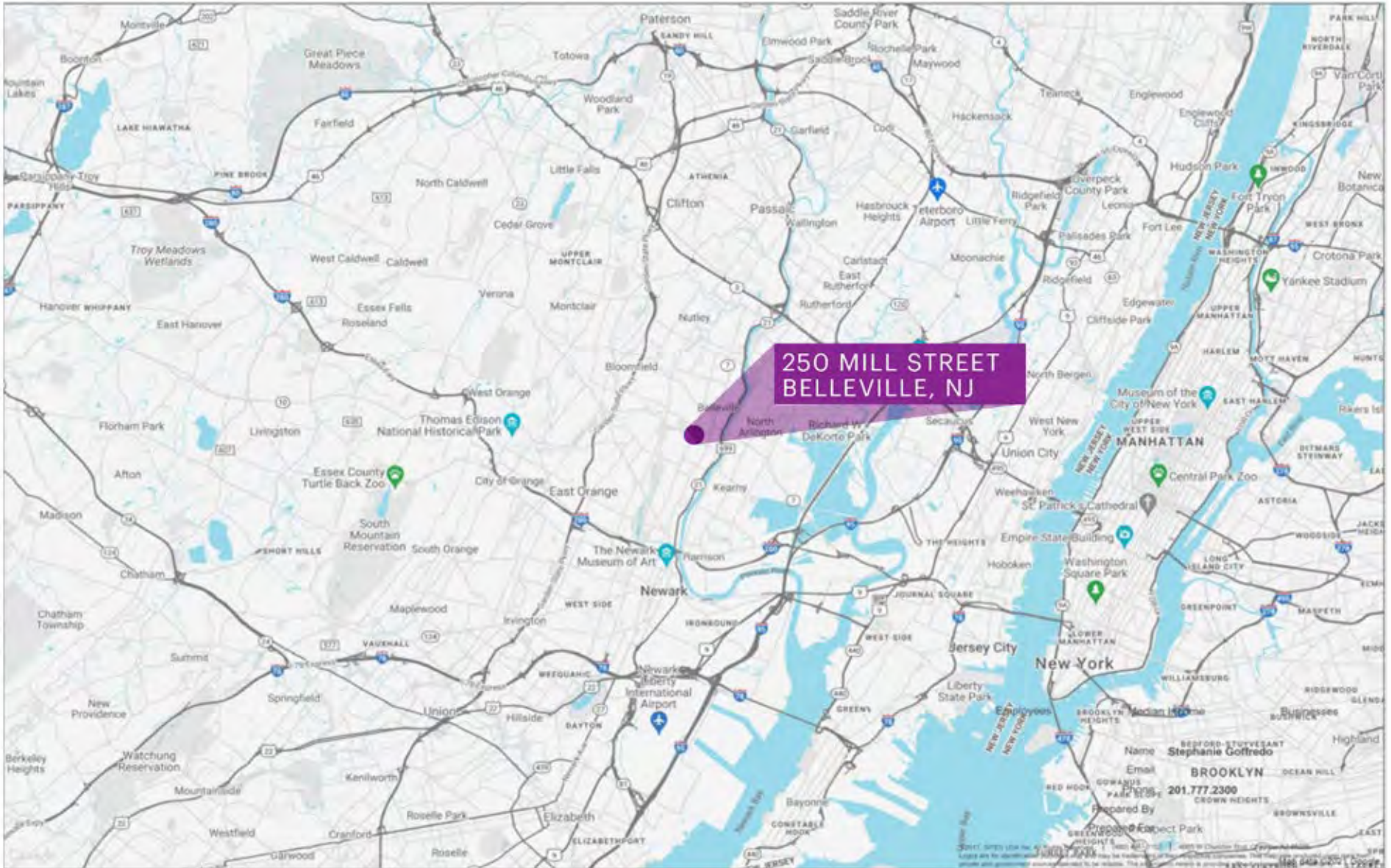
BUILDING INFORMATION

Acres	.5 Acres
Stories	2
Total Building Square Feet	12,698 SF (approx.)
Frontage on Mill Street	44 FT

NOTES:

- Located just 1.3 miles from Newark’s Light Rail Station and just Ten (10) miles from Manhattan, NYC.
- Excellent Investment Opportunity For A 1031 Exchange Buyer
- Convenient access to Route 21, Route 3, Garden State Parkway and Route 280
- Within One (1) mile of Clara Maass Medical Center
- Eight (8) Miles from Newark Airport.
- Fully Stabilized Deal
- 25 Parking Spaces
- Amenities: Busline, Signage and Signalized Intersection

REGIONAL MAP



NEIGHBORHOOD MAP



ZONE | LANDUSE MAP



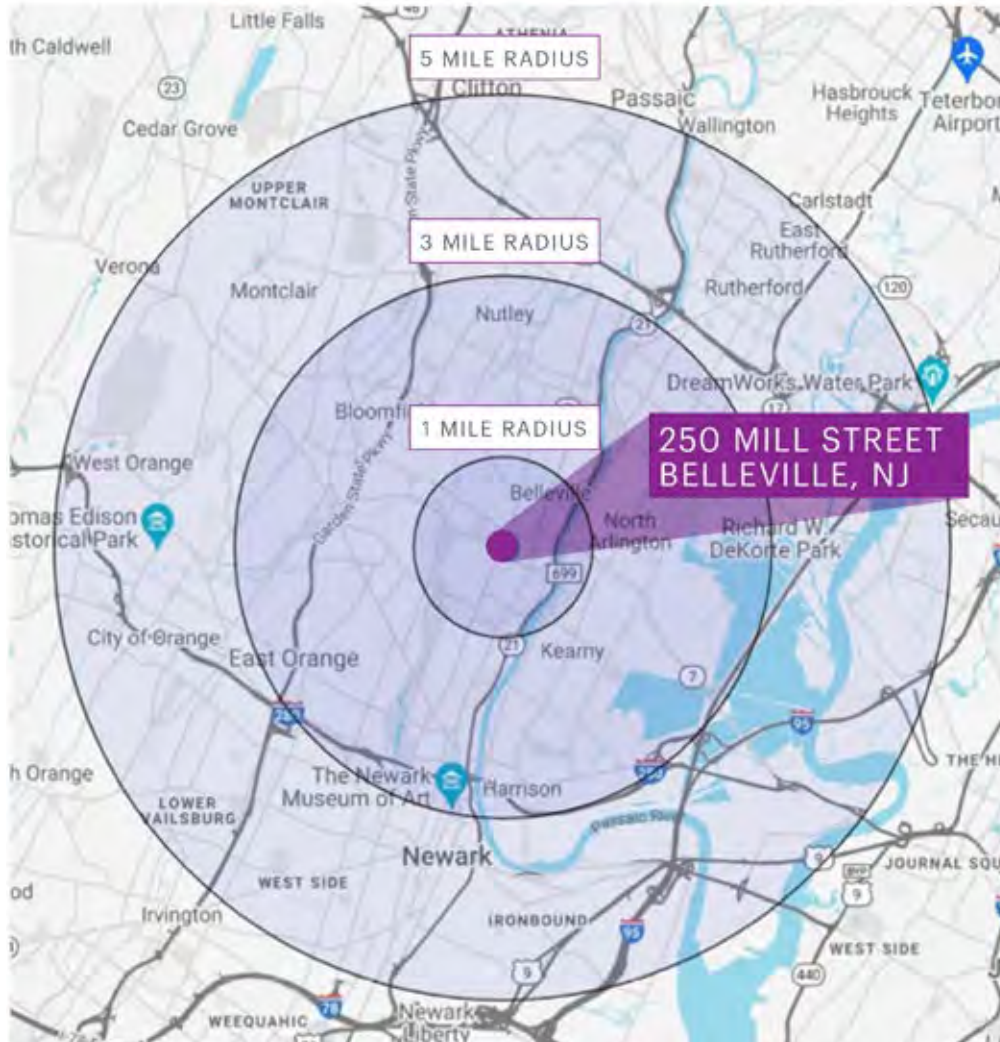
MARKET OVERVIEW

BELLEVILLE industrialized early. Its geography has included a mix of agriculture, housing, and manufacturing. From its incorporation in 1839 to the present, the Township has been in transition from an agriculturally-focused village to a manufacturing town to a residential community with an industrial base.

Belleville Township is a suburb of New York City and resides in Essex County. Living in Belleville Township offers residents an urban suburban mix feel and most residents own their homes. In Belleville Township there are a lot of restaurants, coffee shops, and parks.



AERIAL DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION	42,764	335,427	729,619
NUMBER OF HOUSEHOLDS	15,296	122,106	266,836
AVERAGE HOUSEHOLD INCOME	\$73,628	\$85,917	\$90,770
MEDIAN HOUSEHOLD INCOME	\$50,905	\$69,378	\$70,765
COLLEGE GRADUATES	7,191 25.0%	69,936 30.4%	158,689 31.9%
TOTAL BUSINESSES	1,269	10,349	28,256
TOTAL EMPLOYEES	10,833	88,904	287,468
DAYTIME POPULATION	25,242	201,905	540,054

RENT ROLL

TENANT	CURRENT MONTHLY RENT	EST. SF	LEASE TYPE	RENT PSF	START DATE	END DATE	OPTIONS	RENTAL INCREASES
Evando Cookies, LLC	\$2,000	1,200 SF	NNN	\$20.00	4/2021	5/2024	Two 3 year Options	3% Annually
Gromart Jersey, LLC	\$3,250	2,598 SF	NNN	\$15.00	3/2008	4/2024	Two 5 year Options	Preset Annual Increases
Rapid MD WalkIn	\$2,000	1,200 SF	Gross	\$20.00	5/2021	5/2026	Two 5 year Options	2% Annually
Jeevan Theapy, LLC	\$1,250	1,200 SF	NNN	\$12.50	4/2016	9/2024	Two 5 year Options	3% Annual Rent Increases
Eldercare Of Belleville	\$12,000	6,500 SF	Gross	\$23.00	4/2018	4/2023	One 5 year Option	1.5% Annually During Base Term and 3% annually during Option Term
TOTAL	\$21,000	12,698 SF						

EXPENSE SUMMARY

Tax	\$44,000.00
Utilities	\$2,000.00
Insurance	\$4,116.00
Management Fee	\$5,040.00
Snow Removal	\$4,000.00
Maintenance	\$3,000.00
TOTAL EXPENSES	\$62,156.00

INCOME SUMMARY

Gross Yearly Rent	\$252,000.00
Expense Reimbursements	\$12,000.00
Vacancy Factor	\$5,040.00
Net	\$258,960.00
Expenses	\$62,156.00
NOI	196,804.00

PRICE	\$2,800,000
NOI	\$196,804
CAP RATE	7.03%

PROFORMA RENT ROLL (BASED ON ACTUAL LEASES)

TENANT	CURRENT MONTHLY RENT	EST. PSF NNN	EST. SF	LEASE TYPE	RENT PSF	START DATE	END DATE	OPTIONS	RENTAL INCREASES
Evando Cookies, LLC	\$2,000	\$6,000/YR	1,200 SF	NNN	\$20.00	4/2021	5/2024	Two 3 year Options	3% Annually
Gromart Jersey, LLC	\$3,680	\$12,990/YR	2,598 SF	NNN	\$15.00	3/2008	4/2024	Two 5 year Options	Preset Annual Increases
Rapid MD WalkIn	\$2,000	Gross Lease	1,200 SF	Gross	\$20.00	5/2021	5/2026	Two 5 year Options	2% Annually
Jeevan Theapy, LLC	\$1,250	\$6,000/YR	1,200 SF	NNN	\$12.50	4/2016	9/2024	Two 5 year Options	3% Annual Rent Increases
Eldercare Of Belleville	\$12,500	Gross Lease	6,500 SF	Gross	\$23.00	4/2018	4/2023	One 5 year Option	1.5% Annually During Base Term and 3% annually during Option Term
TOTAL	\$21,430		12,698 SF						

EXPENSE SUMMARY

Tax	\$44,000.00
Utilities	\$2,000.00
Insurance	\$4,116.00
Management Fee	\$5,143.00
Snow Removal	\$4,000.00
Maintenance	\$3,000.00
TOTAL EXPENSES	\$62,259.00

INCOME SUMMARY

Gross Yearly Rent	\$257,160.00
Expense Reimbursements	\$24,990.00
Vacancy Factor	\$5,143.00
Net	\$277,259.00
Expenses	\$62,156.00
NOI	214,748.00

PRICE	\$2,800,000
NOI	\$214,748
CAP RATE	7.67%

CONTACT EXCLUSIVE AGENTS

Christian Marolakos

CMarolakos@ripconj.com

973.342.0948