

West Long Branch Office Building For Sale



ADDRESS: 1049 Broadway, West Long Branch, Block 113, lot 36, 37 & 38

DESCRIPTION: 9,270 (+-) square foot multi-tenanted two story masonry and multi-tenanted frame office building located on Broadway, West Long Branch. Common area lavatories. Full unfurnished basement. Built in 1990.

LOT SIZE: 204 (+-) x 160 (+-)

HVAC: Gas FHA and central A/C. There are four gas meters to the

building, one for each section of the building. On the first floor west there is one thermostat controlling the temperature for Marder and Coulson. On the first floor east there are three thermostats; one for Rudolph & Kayal, one for Builders Buy Rite and one that is shared between Elite Forms and American Financial. On the second floor west there are two thermostats; one for Adler and one for Hiatt. On the second floor east there are two thermostats; one for Adler and one which is shared by Garippo and Grey.

ELECTRIC: There are five electric meters, one for each section of the building and one house meter.

PARKING: 55 spaces on site.

ASSESSMENT:	LAND:	\$ 936,400
	IMPROVEMENTS:	\$ 563,600
	TOTAL	\$ 1,500,000

2010 TAXES: \$27,735

2011 INCOME: \$155,412

SALE PRICE: \$850,000



This information is provided for informal discussion purposes only and is subject to error, modification and withdrawal without notice. All information should be independently confirmed.

EXCLUSIVELY PRESENTED BY:

GEOFFREY M. BROTHERS, CCIM

LICENSED REAL ESTATE BROKER

BROTHERS COMMERCIAL BROKERAGE, INC.

227 E BERGEN PLACE, SUITE 3 • RED BANK, NEW JERSEY 07701 • 732-747-5575

geof@thesavvybroker.com

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2010 EXPENSES

Real Estate Taxes	\$ 28,635
Insurance	\$ 2,503
Gas	\$ 3,621
Electric	\$ 18,375
Water	\$ 1,046
Sewer	\$ 1,250
Cleaning	\$ 4,680
Cleaning Supplies	\$ 530
Lawn service	\$ 1,348
Lawn chemical	\$ 636
Snow plow	\$ 7,928
Building repairs*	\$ 10,087
Building supplies	\$ 175
Garbage	\$ 3,833
Sprinkler	\$ 227
Accountant	\$ 1,475
	<u>\$ 86,349</u>

*Building repairs included new air conditioning unit and miscellaneous repairs.

These figures have been taken from the actual 2010 tax return and from the owner. They do not include mortgage, depreciation and management expenses.

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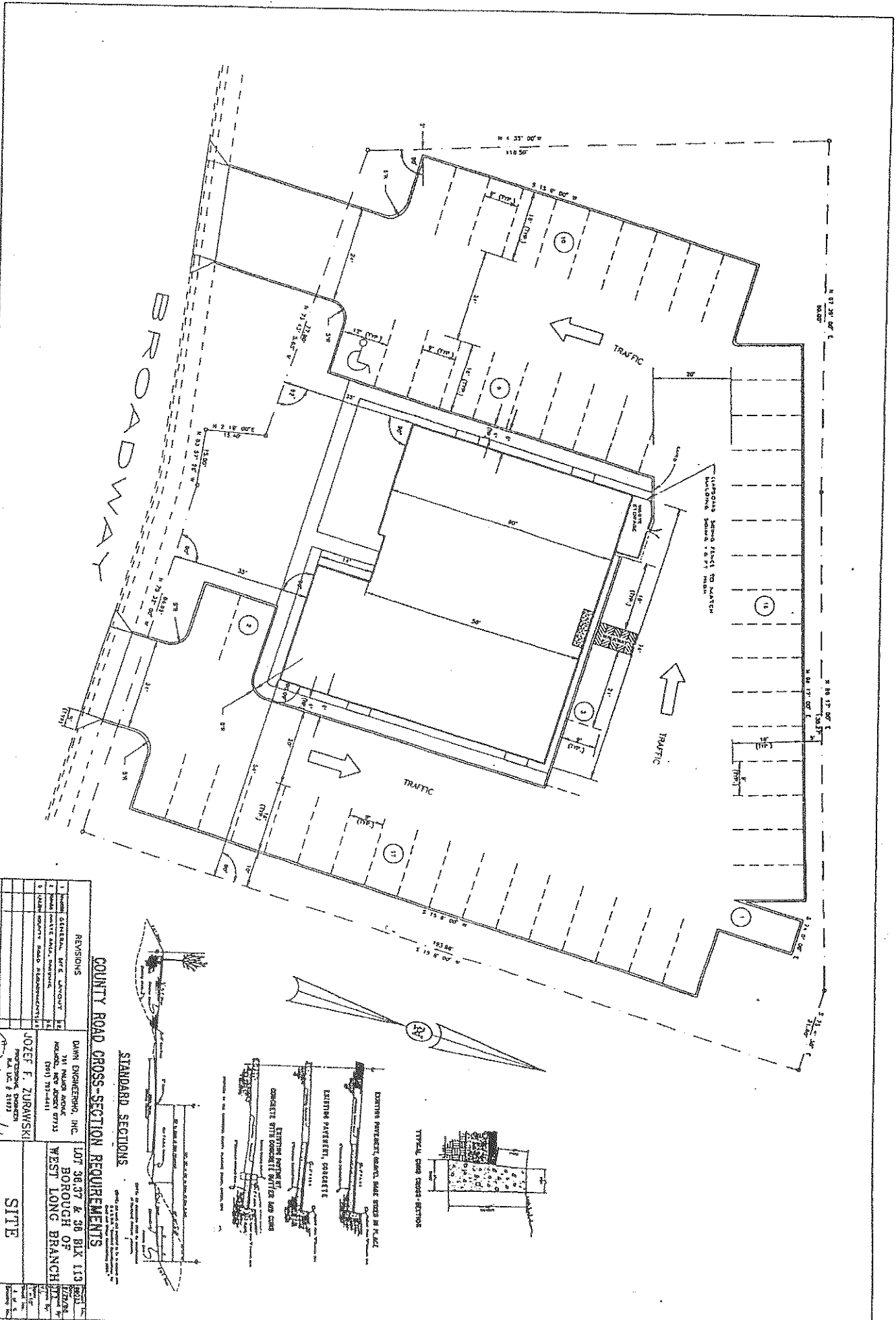
TENANT	SQU ARE FEET	LOCATION	LEASE EFFECTIVE DATE	LEASE EXPIRATION DATE	RENT MONTHLY	RENT PER SF	ANNUAL RENT
Marder	1,800	1st Floor West	4/1/2008	3/31/2009	\$ 2,700.00	\$ 18.00	\$ 32,400.00
Donna Coulson	210	1st floor East	9/1/2008	8/31/2009	\$ 252.00	\$ 14.40	\$ 3,024.00
Builder's Buy Rite	313	1st floor East	1/1/2010	1/1/2011	\$ 418.00	\$ 16.03	\$ 5,016.00
Elite Forms	467	1st Floor	1/1/2010	1/1/2011	\$ 740.00	\$ 19.01	\$ 8,880.00
American Financial	510	1st Floor	4/1/2011	4/1/2012	\$ 810.00	\$ 19.06	\$ 9,720.00
Rudolph & Kayal	760	1 st Floor East	1/1/2011	1/1/2012	\$ 1,300.00	\$ 20.53	\$ 15,600.00
Robert Adler	2,052	2 nd Floor West & East	4/1/2010	3/31/2011	\$ 4,236.00	\$ 24.77	\$ 50,832.00
Dr. Hiatt	460	2 nd Floor West	3/1/2008	2/28/2009	\$ 867.00	\$ 22.62	\$ 10,404.00
Lou Garippo	593	2 nd Floor East	12/1/2008	11/30/2009	\$ 850.00	\$ 17.20	\$ 10,200.00
Gaylin Grey	300	2 nd Floor East	5/1/2008	4/30/2009	\$ 578.00	\$ 23.12	\$ 6,936.00
Robert Adler	300	Basement			\$ 200.00	\$ 8.00	\$ 2,400.00
TOTAL	7,765				\$ 12,951.00		\$ 155,412.00

Notes: Landlord currently pays for all utilities (gas, electric, water and sewer), taxes, insurance, common area maintenance, and cleaning which are included in the rent. The square footage used has been provided by the landlord and is based on usable square footage which is significantly less than the total square footage of the building of which is 9,270 (+-)

All lease have expired and are on month to month except Rudolph and Kayal which expires 1/1/2012 and American Financial which expires 4/1/2012

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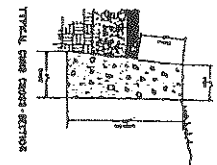
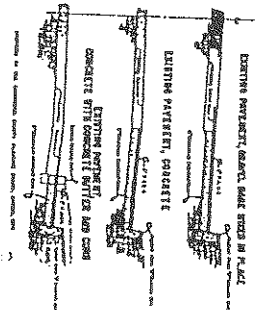
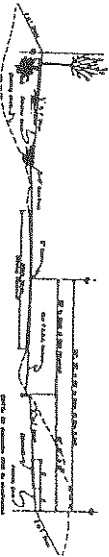


BROADWAY

REVISIONS		DATE	
1	ISSUE	08/27/13	08/27/13
2	REVISED	09/10/13	09/10/13
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4	REVISED	09/10/13	09/10/13
5	REVISED	09/10/13	09/10/13
6	REVISED	09/10/13	09/10/13
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98	REVISED	09/10/13	09/10/13
99	REVISED	09/10/13	09/10/13
100	REVISED	09/10/13	09/10/13

COUNTY ROAD CROSS-SECTION REQUIREMENTS

STANDARD SECTIONS



DAVE ENGINEERING, INC.
700 N. 10TH AVENUE
MILWAUKEE, WI 53233
(414) 333-4444

JOZEF F. ZUBAWSKI
PROFESSIONAL ENGINEER
ILA NO. 11073
6/11

LOT 38 37 & 38 BIX 113
WEST BOROUGH OF
WEST LONG BRANCH

SITE LAYOUT