

JERSEY STRONG

Jersey Strong Plaza Robbinsville, NJ
Investment Offering
1140 Route 130 S, Robbinsville Twp, NJ 08691



MARIO BRUNELLI
VP OF INVESTMENT SALES AND DEVELOPMENT
786 570 9723
MBRUNELLI@RJBRUNELLI.COM

 **RJBRUNELLI**
RETAIL LEASING SPECIALISTS

400 PERRINE ROAD
SUITE 405, OLD BRIDGE NJ 08857
732 721 5800
RJBRUNELLI.COM

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OFFER PROCEDURE

An Investor will be selected based on the ability and willingness of the Investor to close the transaction swiftly. Investors are required to submit offers on a Letter of Intent (LOI). The Investor's ability to close the transaction will be evaluated using a number of factors including:

1. Available financial resources for the transaction.
2. Level of discretion to invest funds
3. Experience in closing similar transactions
4. Ability to source and place debt
5. Onsite visit and inspection before contract phase
6. Willingness to commit adequate resources necessary to close the transaction

Please Submit All Offers to:
Mario Brunelli
RJBrunelli&Company
400 Perrine Road
Suite 405
Old Bridge, NJ 08857
O: 732-721-5800
C: 786-570-9723
mbrunelli@rjbrunelli.com

Investment Summary	
Price:	\$11,006,520
NOI:	\$825,489
Cap Rate:	7.5%
GLA:	56,725
Year Built:	2007
Site Area:	5.24 AC



Investment Highlights	
<ul style="list-style-type: none"> • 100% Leased • 42,678 Sq. Ft. Jersey Strong Health Club • Modern Mix of Medical/Health Tenants • Power Centers Within Close Proximity • Plenty of Parking 	<ul style="list-style-type: none"> • High Average Household Income • Strong Traffic Counts • NNN Leases • Large Pylon Sign • High Visibility

JERSEY STRONG PLAZA

RENT ROLL

Tenant	Square Footage	Lease Commence	Lease Expiration	Lease Options	Rental Increases	Rent Per Sq. Ft.	Annual Base Rent
Jersey Strong	42,678	10/1/2019	10/01/2033	3 - 5 Year Options	- 5% Increase Year 11 - 5% Increases Options Exercised	\$13.00	\$554,808
Bijou Hair Salon	1,406	11/1/2018	10/31/2023	1 - 5 Year Option	Rent TBD upon Option Exercised	\$17.50	\$24,605
Virtua Health	4,261	6/20/2016	6/31/2026		See Lease	\$20.15	\$92,421
Robbnisville Orthodontics	1,693	3/31/17	3/31/27	2 - 5 Year Options	Annual \$0.50 Per Sq. Ft Increases	\$19.50	\$34,495
Allstate	1,620	2/1/2019	1/31/2024	1 - 5 Year Option	4/01/24 - \$32,400	\$18.00	\$29,160
Mossee Nail Salon	3,400	3/31/2019	6/30/2024	1 - 5 Year Option	7/01/24 - \$69,190	\$18.00	\$61,200
Bright Vision Optical	1,633	1/12/2020	1/31/2025	3 - 5 Year Options	2/1/2022 - \$30,400 5 Year Renewals 2/1/2025 - \$32,832 2/1/2030 - \$35,456 2/1/2035 - \$38,288	\$18.00	\$28,800
Total	56,725						\$825,489

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

ANNUAL RENTAL INCOME	TOTAL	TOTAL CAM	REAL ESTATE TAX	GROSS INCOME
Bright Vision	\$ 28,800	\$ 4,800	\$ 4,800	\$ 38,400
Moze Nail Salon	\$ 61,200	\$ 10,200	\$ 10,200	\$ 81,600
Dr Celeste	\$ 34,495	\$ 5,079	\$ 5,079	\$ 44,653
All State	\$ 29,160	\$ 4,860	\$ 4,860	\$ 38,880
Virtua	\$ 92,421	\$ 12,783	\$ 12,783	\$ 117,987
Bijou Salon	\$ 24,605	\$ 4,921	\$ 4,921	\$ 34,447
Jersey Strong	\$554,808	\$ 60,000	\$ 192,000	\$ 806,808
TOTAL	\$825,489	\$ 102,643	\$ 234,643	\$ 1,162,775

EXPENSES	TOTAL
Parking Lot	\$ 5,526
Water&Sewer	\$ 13,816
Landscapping	\$ 7,077
Utilities	\$ 6,662
Alarm	\$ 2,732
Legal & Professional	\$ 29,600
Real Estate Taxes	\$230,638
Roof Repair	\$ 2,895
Office Expense	\$ 700
Snow Plowing	\$ 21,467
Insurance	\$ 7,280
Repairs	\$ 858
Exterminating	\$ 528
Electric Repair	\$ 780
Interest Expense	\$162,769
TOTAL EXPENSES	\$493,327
INCOME	\$669,448
REVERSE INTEREST EXPENSE	\$162,769





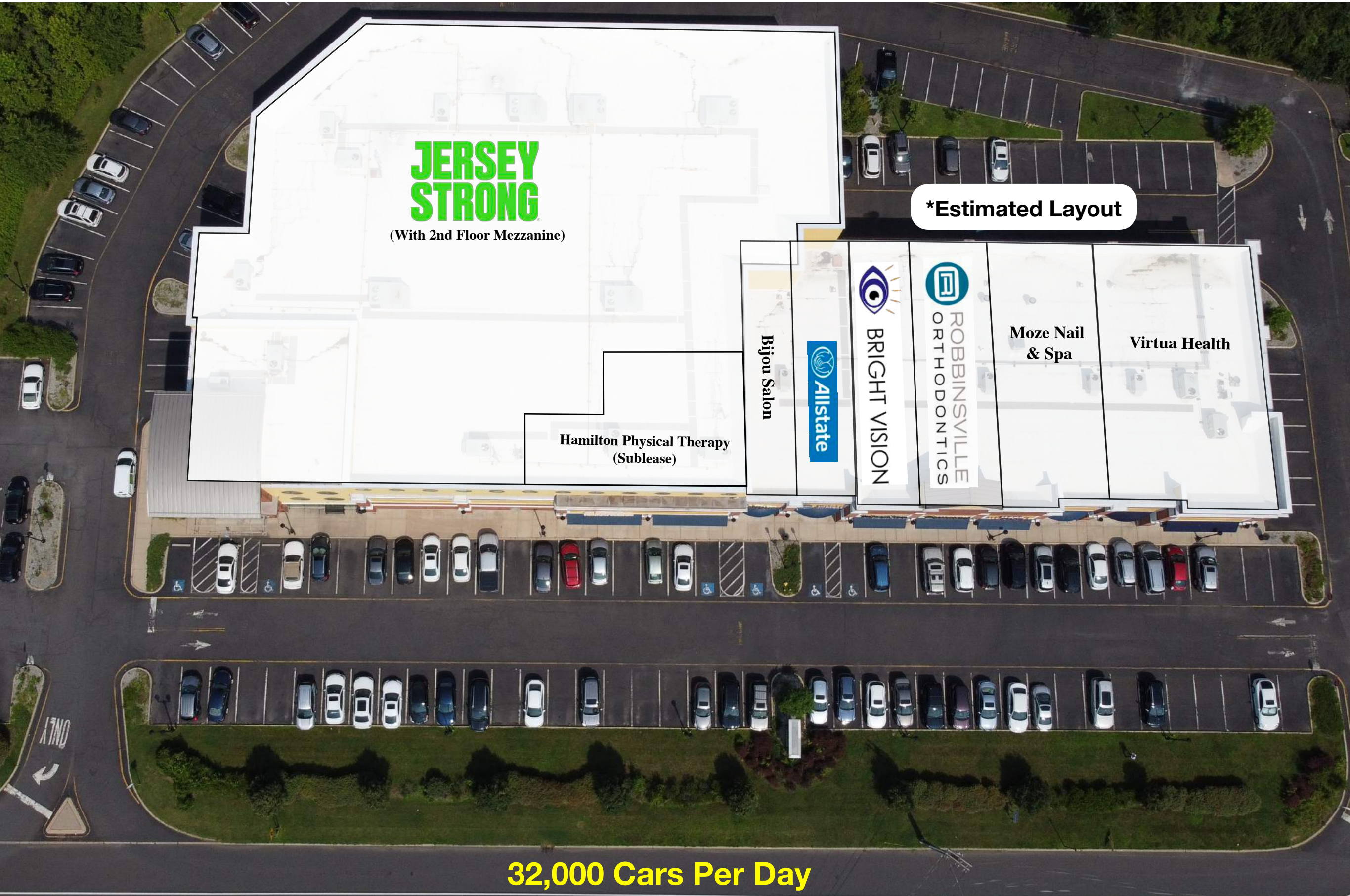






Premier Weight Management

JERSEY STRONG PLAZA



**JERSEY
STRONG**

(With 2nd Floor Mezzanine)

***Estimated Layout**

Bijou Salon

Allstate

BRIGHT VISION

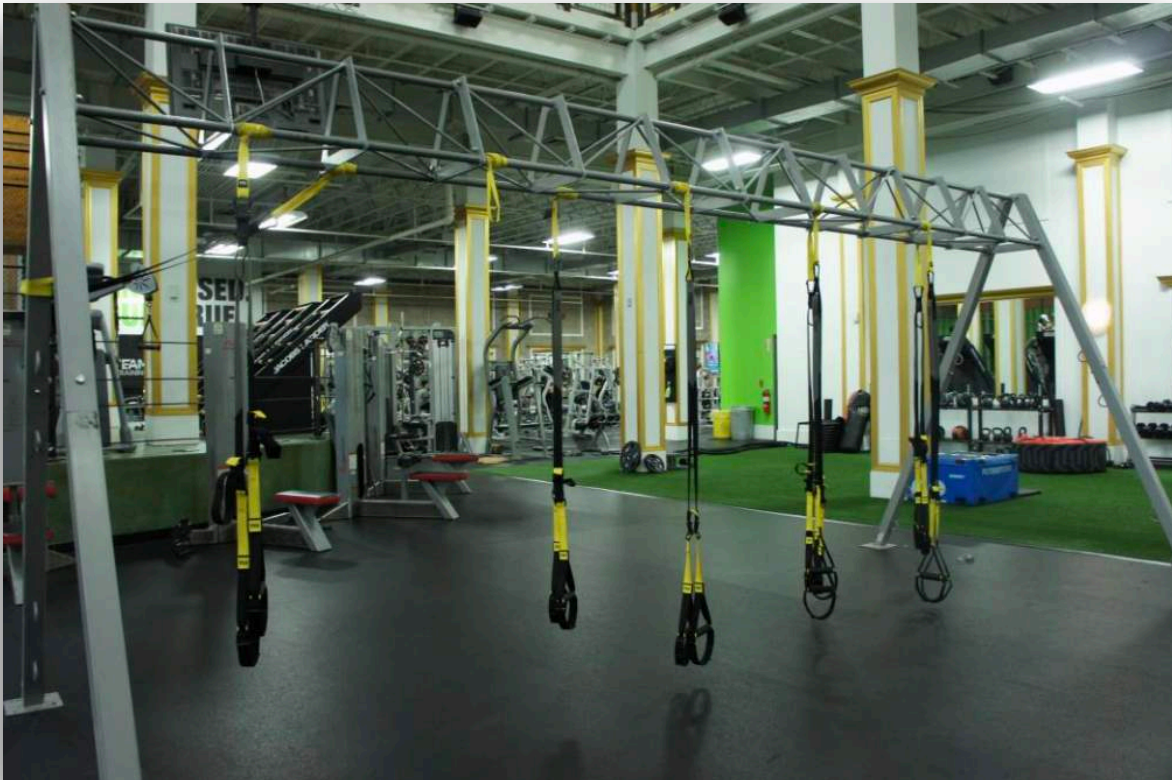
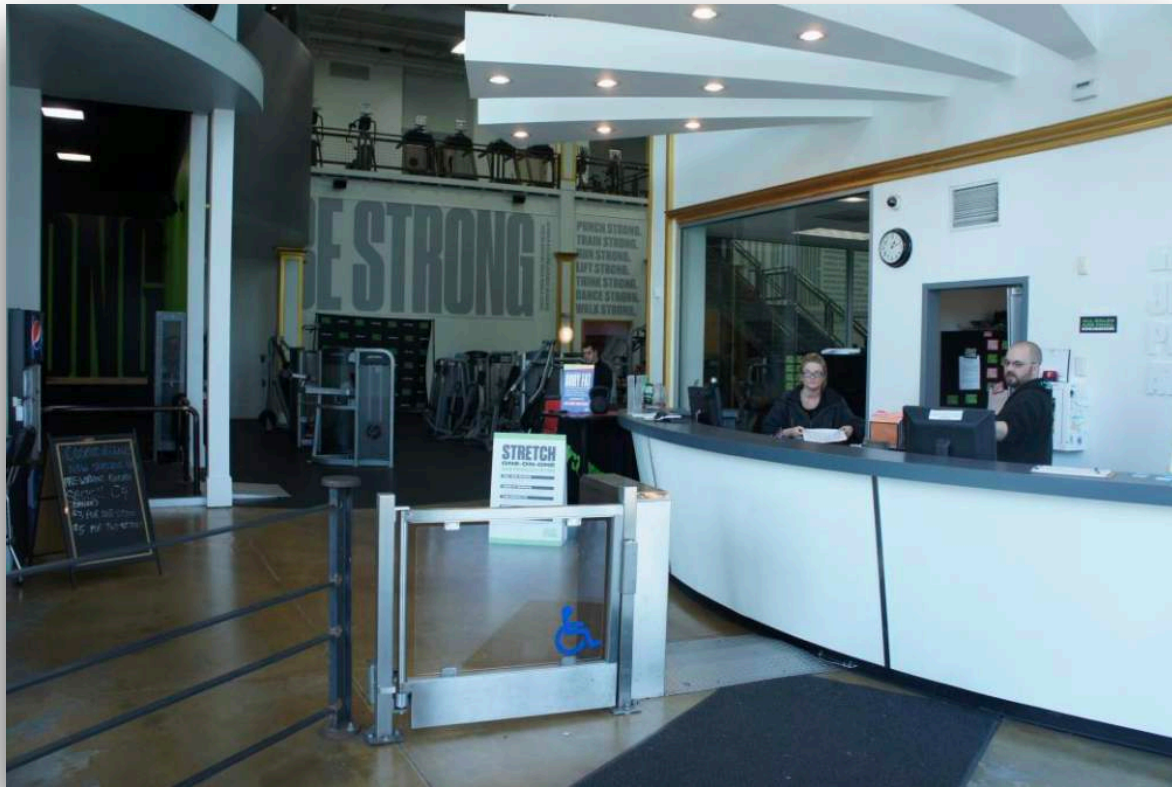
ROBBINSVILLE
ORTHODONTICS

Moze Nail
& Spa

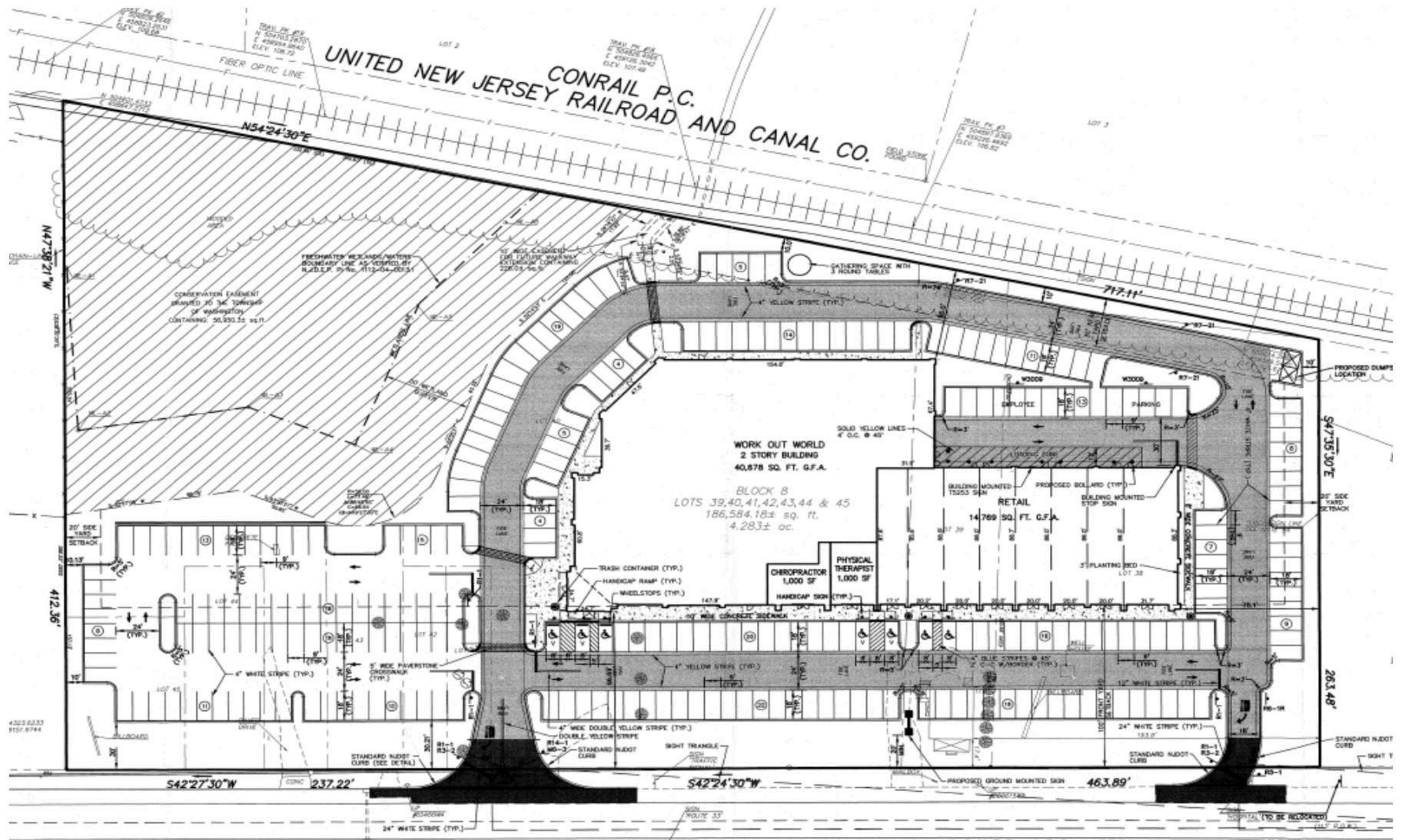
Virtua Health

Hamilton Physical Therapy
(Sublease)

32,000 Cars Per Day









Demographic and Income Profile

1140 US-130 S, Trenton, New Jersey, 08691
Drive Time: 10 minute radius

Prepared by Esri
Latitude: 40.21907
Longitude: -74.61741

Summary	Census 2010	2019	2024		
Population	81,121	82,559	83,440		
Households	30,933	31,452	31,750		
Families	22,184	22,559	22,778		
Average Household Size	2.60	2.61	2.61		
Owner Occupied Housing Units	25,928	25,611	26,176		
Renter Occupied Housing Units	5,005	5,841	5,574		
Median Age	42.4	44.5	44.8		
Trends: 2019 - 2024 Annual Rate	Area	State	National		
Population	0.21%	0.38%	0.77%		
Households	0.19%	0.34%	0.75%		
Families	0.19%	0.32%	0.68%		
Owner HHs	0.44%	0.60%	0.92%		
Median Household Income	1.87%	2.27%	2.70%		
Households by Income	2019		2024		
	Number	Percent	Number	Percent	
	<\$15,000	1,080	3.4%	947	3.0%
	\$15,000 - \$24,999	1,439	4.6%	1,237	3.9%
	\$25,000 - \$34,999	1,699	5.4%	1,429	4.5%
	\$35,000 - \$49,999	2,890	9.2%	2,508	7.9%
	\$50,000 - \$74,999	4,176	13.3%	3,688	11.6%
	\$75,000 - \$99,999	3,904	12.4%	3,674	11.6%
	\$100,000 - \$149,999	6,830	21.7%	6,998	22.0%
	\$150,000 - \$199,999	3,808	12.1%	4,328	13.6%
\$200,000+	5,625	17.9%	6,941	21.9%	
Median Household Income	\$102,533		\$112,503		
Average Household Income	\$133,406		\$152,407		
Per Capita Income	\$51,271		\$58,493		



Demographic and Income Profile

1140 US-130 S, Trenton, New Jersey, 08691
Drive Time: 15 minute radius

Prepared by Esri
Latitude: 40.21907
Longitude: -74.61741

Summary	Census 2010	2019	2024	
Population	214,764	221,535	224,288	
Households	77,916	79,783	80,653	
Families	54,128	55,395	56,007	
Average Household Size	2.67	2.69	2.70	
Owner Occupied Housing Units	54,960	53,464	55,052	
Renter Occupied Housing Units	22,956	26,318	25,601	
Median Age	38.2	39.7	40.5	
Trends: 2019 - 2024 Annual Rate	Area	State	National	
Population	0.25%	0.38%	0.77%	
Households	0.22%	0.34%	0.75%	
Families	0.22%	0.32%	0.68%	
Owner HHs	0.59%	0.60%	0.92%	
Median Household Income	2.62%	2.27%	2.70%	
Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	6,137	7.7%	5,416	6.7%
\$15,000 - \$24,999	4,673	5.9%	4,166	5.2%
\$25,000 - \$34,999	5,509	6.9%	4,836	6.0%
\$35,000 - \$49,999	8,231	10.3%	7,392	9.2%
\$50,000 - \$74,999	12,295	15.4%	11,324	14.0%
\$75,000 - \$99,999	9,655	12.1%	9,465	11.7%
\$100,000 - \$149,999	14,242	17.9%	15,160	18.8%
\$150,000 - \$199,999	7,514	9.4%	8,732	10.8%
\$200,000+	11,527	14.4%	14,162	17.6%
Median Household Income	\$81,500		\$92,763	
Average Household Income	\$115,798		\$132,229	
Per Capita Income	\$41,694		\$47,529	



Demographic and Income Profile

1140 US-130 S, Trenton, New Jersey, 08691
Drive Time: 20 minute radius

Prepared by Esri
Latitude: 40.21907
Longitude: -74.61741

Summary	Census 2010	2019	2024	
Population	377,291	390,114	396,031	
Households	138,596	142,471	144,453	
Families	94,963	97,655	99,057	
Average Household Size	2.63	2.65	2.65	
Owner Occupied Housing Units	94,809	92,768	95,773	
Renter Occupied Housing Units	43,787	49,702	48,680	
Median Age	38.5	40.1	40.9	
Trends: 2019 - 2024 Annual Rate	Area	State	National	
Population	0.30%	0.38%	0.77%	
Households	0.28%	0.34%	0.75%	
Families	0.29%	0.32%	0.68%	
Owner HHs	0.64%	0.60%	0.92%	
Median Household Income	2.59%	2.27%	2.70%	
Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	12,953	9.1%	11,476	7.9%
\$15,000 - \$24,999	8,581	6.0%	7,621	5.3%
\$25,000 - \$34,999	9,845	6.9%	8,674	6.0%
\$35,000 - \$49,999	14,026	9.8%	12,750	8.8%
\$50,000 - \$74,999	21,545	15.1%	20,181	14.0%
\$75,000 - \$99,999	16,613	11.7%	16,388	11.3%
\$100,000 - \$149,999	24,877	17.5%	26,525	18.4%
\$150,000 - \$199,999	13,242	9.3%	15,340	10.6%
\$200,000+	20,789	14.6%	25,499	17.7%
Median Household Income	\$80,249		\$91,202	
Average Household Income	\$115,344		\$131,688	
Per Capita Income	\$42,384		\$48,291	

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