

431-437 21st Ave

Irvington, NJ 07111

Commercial Land of 0.26 AC Sold on 10/19/2015 - Research Complete (Part of Multi-Property)

buyer

seller

Richard & Audrey Ralph
 358 Elmwood Ave
 Maplewood, NJ 07040
 (973) 378-2588



vital data

Sale Date:	10/19/2015	Sale Price:	-
Escrow/Contract:	-	Status:	-
Days on Market:	269 days	Down Pmnt:	-
Exchange:	No	Pct Down:	-
Conditions:	-	Doc No:	-
Density:	-	Trans Tax:	-
Max No of Units:	-	Cornet:	No
Price/Unit:	-	Topography:	-
Lot Dimensions:	-	Improvements:	-
Frontage:	-	Off-Site Improv:	-
Comp ID:	3417057	Zoning:	-
		Submarket:	Urban Essex
		Map Page:	-
		Parcel No:	-
		Property Type:	Land
		Proposed Use:	-

income expense data

Expenses	- Taxes	\$2,169
	- Operating Expenses	
	Total Expenses	\$2,169
Gross	Net	
Acres: 0.26 AC	-	
Price/Acre: -	-	
SF: 11,199 SF	-	
Price/SF: -	-	

Listing Broker

Vested Realty
 377 Route 202
 Bedminster, NJ 07921
 (908) 635-8550
 George Rodelius

Buyer Broker

financing

572 S 21st St

Irvington, NJ 07111

Class C Warehouse Building of 4,280 SF Sold on 6/15/2015 for \$285,000 - Research Complete

buyer

Lapy LLC
319 N 20th St
Kenilworth, NJ 07033
(908) 497-9241

seller

Albert H Muscheler
21 Warwick Rd
Edison, NJ 08817
(732) 494-4370

vital data

Escrow/Contract: 180 days	Sale Price: \$285,000
Sale Date: 6/15/2015	Status: Confirmed
Days on Market: 286 days	Building SF: 4,280 SF
Exchange: No	Price/SF: \$66.59
Conditions: -	Pro Forma Cap Rate: -
Land Area SF: 43,560	Actual Cap Rate: -
Acres: 1	Down Pmnt: \$285,000
\$/SF Land Gross: \$6.54	Pct Down: 100.0%
Year Built, Age: -	Doc No: 12563-7935
Parking Spaces: 20	Trans Tax: -
Parking Ratio: 5/1000 SF	Cornet: No
FAR: 0.10	Zoning: N/Av
Lot Dimensions: -	Percent Improved: 49.4%
Frontage: -	Submarket: West Newark Ind
Tenancy: Single	Map Page: -
Comp ID: 3326847	Parcel No: 09-00172-0000-00006 [Partial List]
	Property Type: Industrial

income expense data

Expenses	- Taxes	\$8,661
	- Operating Expenses	
	Total Expenses	\$8,661

Listing Broker

Vested Realty
377 Route 202
Bedminster, NJ 07921
(908) 635-8550
George Rodelius

Buyer Broker

Vested Realty
377 Route 202
Bedminster, NJ 07921
(908) 635-8550
George Rodelius

financing

415 Avon Ave

Newark, NJ 07108

Class C Warehouse Building of 10,000 SF Sold on 2/7/2019 for \$450,000 - Research Complete

buyer

seller



vital data

Escrow/Contract:	-	Sale Price:	\$450,000
Sale Date:	2/7/2019	Status:	-
Days on Market:	933 days	Building SF:	10,000 SF
Exchange:	No	Price/SF:	\$45.00
Conditions:	-	Pro Forma Cap Rate:	-
Land Area SF:	-	Actual Cap Rate:	-
Acres:	-	Down Pmnt:	-
\$/SF Land Gross:	-	Pct Down:	-
Year Built, Age:	1950 Age: 69	Doc No:	-
Parking Spaces:	-	Trans Tax:	-
Parking Ratio:	0/1000 SF	Corner:	No
FAR:	-	Zoning:	-
Lot Dimensions:	-	Percent Improved:	-
Frontage:	-	Submarket:	West Newark Ind
Tenancy:	-	Map Page:	-
Comp ID:	4671298	Parcel No:	-
		Property Type:	Industrial

income expense data

Listing Broker

Vested Realty
377 Route 202
Bedminster, NJ 07921
(908) 635-8550
George Rodelius

Buyer Broker

financing

575-591 Chancellor Ave

Irvington, NJ 07111

Freestanding Building of 3,080 SF Sold on 4/27/2018 for \$350,000 - Research Complete

buyer

Colfax Inds Inc

seller

**Antonio Afonso
575-591 Chancellor Ave
Irvington, NJ 07111**

vital data

Escrow/Contract: -	Sale Price: \$350,000
Sale Date: 4/27/2018	Status: -
Days on Market: 1,205 days	Building SF: 3,080 SF
Exchange: No	Price/SF: \$113.64
Conditions: Business Value Included	Pro Forma Cap Rate: -
Land Area SF: 23,278	Actual Cap Rate: -
Acres: 0.53	Down Pmnt: -
\$/SF Land Gross: \$15.04	Pct Down: -
Year Built, Age: 1955 Age: 63	Doc No: -
Parking Spaces: 15	Trans Tax: -
Parking Ratio: 4.29/1000 SF	Cornr: No
FAR: 0.13	Zoning: N/Av
Lot Dimensions: 226x103	Percent Improved: 56.3%
Frontage: -	Submarket: Urban Essex
Tenancy: -	Map Page: Hagstrom 6-G12
Comp ID: 4241862	Parcel No: 09-00227-0000-00018
	Property Type: Retail

income expense data

Expenses	- Taxes	\$61,240
	- Operating Expenses	
	Total Expenses	\$61,240

Listing Broker

**Vested Realty
377 Route 202
Bedminster, NJ 07921
(908) 635-8550
George Rodelius**

Buyer Broker

No Buyer Broker on Deal

financing

prior sale

Date/Doc No:	12/22/2000
Sale Price:	\$275,000
CompID:	560210

918 Clinton AveB
Irvington, NJ 07111**Class C Warehouse Building of 12,900 SF Sold on 8/19/2016 for \$312,299 - Research Complete (Part of Multi-Property)**

buyer

seller

Alfredo & Susan Ciotola
6 Trinity Pl
Warren, NJ 07059
(908) 604-8404

vital data

Escrow/Contract:	-	Sale Price:	\$312,299
Sale Date:	8/19/2016	Status:	Allocated
Days on Market:	428 days	Building SF:	12,900 SF
Exchange:	No	Price/SF:	\$24.21
Conditions:	-	Pct Office:	8.1%
Land Area SF:	8,359	Pro Forma Cap Rate:	-
Acres:	0.19	Actual Cap Rate:	-
\$/SF Land Gross:	\$37.36	Down Pmnt:	-
Year Built, Age:	-	Pct Down:	-
Parking Spaces:	30	Doc No:	-
Parking Ratio:	7.5/1000 SF	Trans Tax:	-
FAR:	1.54	Corner:	No
Lot Dimensions:	-	Zoning:	N/Av
Frontage:	-	Percent Improved:	-
Tenancy:	Multi	Submarket:	West Newark Ind
Comp ID:	3691055	Map Page:	-
		Parcel No:	-
		Property Type:	Industrial

income expense data

Listing Broker

Vested Realty
377 Route 202
Bedminster, NJ 07921
(908) 635-8550
George Rodelius

Buyer Broker

Vested Realty
377 Route 202
Bedminster, NJ 07921
(908) 635-8550
George Rodelius

financing

918 Clinton Ave

A
Irvington, NJ 07111

Class C Warehouse Building of 8,635 SF Sold on 8/19/2016 for \$214,641 - Research Complete (Part of Multi-Property)

buyer

seller

Alfredo & Susan Ciotola
6 Trinity Pl
Warren, NJ 07059
(908) 604-8404



vital data

Escrow/Contract: -	Sale Price: \$214,641
Sale Date: 8/19/2016	Status: Allocated
Days on Market: 428 days	Building SF: 8,635 SF
Exchange: No	Price/SF: \$24.86
Conditions: -	Pro Forma Cap Rate: -
Land Area SF: 15,041	Actual Cap Rate: -
Acres: 0.35	Down Pmnt: -
\$/SF Land Gross: \$14.27	Pct Down: -
Year Built, Age: -	Doc No: -
Parking Spaces: 30	Trans Tax: -
Parking Ratio: 2.5/1000 SF	Cornr: No
FAR: 0.57	Zoning: N/Av
Lot Dimensions: -	Percent Improved: -
Frontage: -	Submarket: West Newark Ind
Tenancy: Multi	Map Page: -
Comp ID: 3691055	Parcel No: -
	Property Type: Industrial

income expense data

Listing Broker

Vested Realty
377 Route 202
Bedminster, NJ 07921
(908) 635-8550
George Rodelius

Buyer Broker

Vested Realty
377 Route 202
Bedminster, NJ 07921
(908) 635-8550
George Rodelius

financing

918 Clinton AveC
Irvington, NJ 07111**Day Care Center Building of 1,854 SF Sold on 8/19/2016 for \$73,060 - Research Complete (Part of Multi-Property)**

buyer

seller

Alfredo & Susan Ciotola
6 Trinity Pl
Warren, NJ 07059
(908) 604-8404

vital data

Escrow/Contract:	-	Sale Price:	\$73,060
Sale Date:	8/19/2016	Status:	Allocated
Days on Market:	428 days	Building SF:	1,854 SF
Exchange:	No	Price/SF:	\$39.41
Conditions:	-	Pro Forma Cap Rate:	-
Land Area SF:	3,232	Actual Cap Rate:	-
Acres:	0.07	Down Pmnt:	-
\$/SF Land Gross:	\$22.60	Pct Down:	-
Year Built, Age:	1950 Age: 66	Doc No:	-
Parking Spaces:	30	Trans Tax:	-
Parking Ratio:	-	Corner:	No
FAR:	0.57	Zoning:	N/Av
Lot Dimensions:	-	No Tenants:	1
Frontage:	71 feet on Clinton Ave (with 1 ...	Percent Improved:	-
Tenancy:	Multi	Submarket:	Urban Essex
Comp ID:	3691055	Map Page:	-
		Parcel No:	-
		Property Type:	Retail

income expense data

Listing Broker

Vested Realty
377 Route 202
Bedminster, NJ 07921
(908) 635-8550
George Rodelius

Buyer Broker

Vested Realty
377 Route 202
Bedminster, NJ 07921
(908) 635-8550
George Rodelius

financing

387 Coit St

Irvington, NJ 07111

Class C Warehouse Building of 14,000 SF Sold on 12/18/2018 for \$1,625,000 - Research Complete

buyer

The Coit Group LLC
387 Coit St
Irvington, NJ 07111
(386) 446-8574

seller

Collision Express
387 Coit St
Irvington, NJ 07111
(973) 371-6363

vital data

Escrow/Contract: **60 days**
 Sale Date: **12/18/2018**
 Days on Market: **1,387 days**
 Exchange: **No**
 Conditions: **Business Value Included, ...**
 Land Area SF: **20,038**
 Acres: **0.46**
 \$/SF Land Gross: **\$81.10**
 Year Built, Age: **1975 Age: 43**
 Parking Spaces: **16**
 Parking Ratio: **1.14/1000 SF**
 FAR: **0.70**
 Lot Dimensions: -
 Frontage: -
 Tenancy: **Multi**
 Comp ID: **4675814**

Sale Price: **\$1,625,000**
 Status: **Confirmed**
 Building SF: **14,000 SF**
 Price/SF: **\$116.07**
 Pro Forma Cap Rate: -
 Actual Cap Rate: -
 Down Pmnt: -
 Pct Down: -
 Doc No: **20181-11752**
 Trans Tax: -
 Corner: **No**
 Zoning: -
 No Tenants: **1**
 Percent Improved: **81.4%**
 Submarket: **West Newark Ind**
 Map Page: -
 Parcel No: **09-00192-0000-00006**
 Property Type: **Industrial**

income expense data

Expenses	- Taxes	\$46,768
	- Operating Expenses	
	Total Expenses	\$46,768

Listing Broker

Vested Realty
377 Route 202
Bedminster, NJ 07921
(908) 635-8550
George Rodelius

Buyer Broker

financing

140-144 Ellis Ave

Irvington, NJ 07111

Class B Office Building of 6,000 SF Sold on 9/29/2016 for \$330,000

buyer

seller

Jmar Inc.
140-144 Ellis Ave
Irvington, NJ 07111
(201) 435-4310

vital data

Escrow/Contract:	-	Sale Price:	\$330,000
Sale Date:	9/29/2016	Status:	Confirmed
Days on Market:	540 days	Building SF:	6,000 SF
Exchange:	No	Price/SF:	\$55.00
Conditions:	-	Pro Forma Cap Rate:	-
Land Area SF:	6,499	Actual Cap Rate:	-
Acres:	0.15	Down Pmnt:	-
\$/SF Land Gross:	\$50.78	Pct Down:	-
Year Built, Age:	1981 Age: 35	Doc No:	-
Parking Spaces:	-	Trans Tax:	-
Parking Ratio:	-	Cornr:	No
FAR:	0.92	Zoning:	R3, Irvington
Lot Dimensions:	-	No Tenants:	3
Frontage:	-	Percent Improved:	-
Tenancy:	Single	Submarket:	Urban Essex
Comp ID:	3745306	Map Page:	Hagstrom 9-H11
		Parcel No:	-
		Property Type:	Office

income expense data

Expenses	- Taxes	\$30,780
	- Operating Expenses	
	Total Expenses	\$30,780

Listing Broker

Vested Realty
377 Route 202
Bedminster, NJ 07921
(908) 635-8550
George Rodelius

Buyer Broker

financing

prior sale

Date/Doc No:	12/15/2003
Sale Price:	\$320,000
CompID:	832475

140 Leslie St

Newark, NJ 07112

Apartments Building 4 Units of 4,144 SF Sold on 6/25/2018 - Public Record

buyer



seller

vital data

Escrow/Contract: -	Sale Price: -
Sale Date: 6/25/2018	Status: -
Days on Market: 312 days	Building SF: 4,144 SF
Exchange: No	Price/SF: -
Conditions: -	Pro Forma Cap Rate: -
0 Bedroom: 4/100% (0 +)	Actual Cap Rate: -
1 Bedroom: 0	No Units: 4
2 Bedroom: 0	Down Pmnt: -
3 Bedroom: 0	Pct Down: -
Other: 0	Doc No: -
Land Area SF: -	Trans Tax: -
Acres: -	Corner: No
\$/SF Land Gross: -	Zoning: -
Year Built, Age: 1924 Age: 94	Percent Improved: -
Parking Spaces: -	Submarket: Upper Clinton Hill MF
Parking Ratio: -	Map Page: -
FAR: -	Parcel No: -
Lot Dimensions: -	Property Type: Multi-Family
Frontage: -	
Comp ID: 4323012	

income expense data

Expenses	- Taxes	\$9,653
	- Operating Expenses	
	Total Expenses	\$9,653

Listing Broker

Vested Realty
377 Route 202
Bedminster, NJ 07921
(908) 635-8550
George Rodelius

Buyer Broker

financing

783-785 Lyons Ave

Irvington, NJ 07111

Class C Apartments Building 12 Units of 16,636 SF Sold on 6/14/2019 - Public Record

buyer

seller

783 Lyons Ave Llc

vital data

Escrow/Contract:	-	Sale Price:	-
Sale Date:	6/14/2019	Status:	Full Value
Days on Market:	420 days	Building SF:	16,636 SF
Exchange:	No	Price/SF:	-
Conditions:	-	Pro Forma Cap Rate:	-
0 Bedroom:	0	Actual Cap Rate:	-
1 Bedroom:	12/100% (1 + 1)	No Units:	12
2 Bedroom:	0	Down Pmnt:	-
3 Bedroom:	0	Pct Down:	-
Other:	0	Doc No:	-
Land Area SF:	8,721	Trans Tax:	-
Acres:	0.2	Corner:	No
\$/SF Land Gross:	-	Zoning:	-
Year Built, Age:	1950 Age: 69	Percent Improved:	73.7%
Parking Spaces:	-	Submarket:	Irvington MF
Parking Ratio:	-	Map Page:	-
FAR	1.91	Parcel No:	09-00282-0000-00001
Lot Dimensions:	-	Property Type:	Multi-Family
Frontage:	-		
Comp ID:	4790577		

income expense data

Listing Broker

Vested Realty
377 Route 202
Bedminster, NJ 07921
(908) 635-8550
George Rodelius

Buyer Broker

Vested Realty
377 Route 202
Bedminster, NJ 07921
(908) 635-8550
George Rodelius

financing

UNIT MIX AT TIME OF SALE

Units					Asking Rent				Effective Rent				Concessions
Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
1/1.0	12	100.0	-	-	-	-	-	-	-	-	-	-	-

494 Springfield Ave

Newark, NJ 07103

Retail Building of 3,500 SF Sold on 7/19/2016 - Research Complete

buyer

seller

Kim Dong Soo

vital data

Escrow/Contract:	-	Sale Price:	-
Sale Date:	7/19/2016	Status:	-
Days on Market:	110 days	Building SF:	3,500 SF
Exchange:	No	Price/SF:	-
Conditions:	-	Pro Forma Cap Rate:	-
Land Area SF:	2,614	Actual Cap Rate:	-
Acres:	0.06	Down Pmnt:	-
\$/SF Land Gross:	-	Pct Down:	-
Year Built, Age:	-	Doc No:	-
Parking Spaces:	-	Trans Tax:	-
Parking Ratio:	-	Corner:	No
FAR:	1.34	Zoning:	-
Lot Dimensions:	-	No Tenants:	1
Frontage:	24 feet on Springfield	Percent Improved:	-
Tenancy:	Multi	Submarket:	Newark
Comp ID:	3652831	Map Page:	-
		Parcel No:	-
		Property Type:	Retail

income expense data

Listing Broker

Vested Realty
377 Route 202
Bedminster, NJ 07921
(908) 635-8550
George Rodelius

Buyer Broker

financing

733 Springfield Ave

Irvington, NJ 07111

**Commercial Land of 0.25 AC Sold on 1/14/2016 for \$25,000 -
Sold for Land Value - Research Complete**

buyer

Tareq Elsamna**(973) 242-6152**

seller

Nawab Agha

vital data

Sale Date: **1/14/2016**
 Escrow/Contract: **30 days**
 Days on Market: **475 days**
 Exchange: **No**
 Conditions: -
 Density: -
 Max No of Units: -
 Price/Unit: -
 Lot Dimensions: **Irregular**
 Frontage: -
 Comp ID: **3616295**

Sale Price: **\$25,000**
 Status: **Confirmed**
 Down Pmnt: **\$0**
 Pct Down: **0.0%**
 Doc No: -
 Trans Tax: -
 Corner: **No**
 Topography: -
 Improvements: -
 Off-Site Improv: -
 Zoning: -
 Submarket: **Urban Essex**
 Map Page: -
 Parcel No: -
 Property Type: **Land**
 Proposed Use: -

income expense data

	Gross	Net
Acres:	0.25 AC	-
Price/Acre:	\$100,000.00	-
SF:	10,890 SF	-
Price/SF:	\$2.30	-

Listing Broker

Vested Realty
377 Route 202
Bedminster, NJ 07921
(908) 635-8550
George Rodelius

Buyer Broker

No Buyer Broker on Deal

financing

765-771 Springfield Ave

Irvington, NJ 07111

Storefront Retail/Residential Building of 3,928 SF Sold on 10/19/2015 - Research Complete (Part of Multi-Property)

buyer

seller

Richard & Audrey Ralph
358 Elmwood Ave
Maplewood, NJ 07040
(973) 378-2588

vital data

Escrow/Contract: -	Sale Price: -
Sale Date: 10/19/2015	Status: -
Days on Market: 269 days	Building SF: 3,928 SF
Exchange: No	Price/SF: -
Conditions: -	Pro Forma Cap Rate: -
Land Area SF: 2,622	Actual Cap Rate: -
Acres: 0.06	Down Pmnt: -
\$/SF Land Gross: -	Pct Down: -
Year Built, Age: -	Doc No: -
Parking Spaces: -	Trans Tax: -
Parking Ratio: -	Corner: No
FAR: 1.50	Zoning: -
Lot Dimensions: -	Percent Improved: -
Frontage: 29 feet on Springfield Ave ...	Submarket: Urban Essex
Tenancy: Multi	Map Page: -
Comp ID: 3417057	Parcel No: -
	Property Type: Retail

income expense data

Expenses	- Taxes	\$2,169
	- Operating Expenses	
	Total Expenses	\$2,169

Listing Broker

Vested Realty
377 Route 202
Bedminster, NJ 07921
(908) 635-8550
George Rodelius

Buyer Broker

financing

765 Springfield Ave

Irvington, NJ 07111

Storefront Building of 3,784 SF Sold on 10/19/2015 - Research Complete (Part of Multi-Property)

buyer

seller

Richard & Audrey Ralph
358 Elmwood Ave
Maplewood, NJ 07040
(973) 378-2588

vital data

Escrow/Contract: -	Sale Price: -
Sale Date: 10/19/2015	Status: -
Days on Market: 269 days	Building SF: 3,784 SF
Exchange: No	Price/SF: -
Conditions: -	Pro Forma Cap Rate: -
Land Area SF: 2,622	Actual Cap Rate: -
Acres: 0.06	Down Pmnt: -
\$/SF Land Gross: -	Pct Down: -
Year Built, Age: -	Doc No: -
Parking Spaces: 10	Trans Tax: -
Parking Ratio: 6.98/1000 SF	Cornet: No
FAR: 1.44	Zoning: N/Av
Lot Dimensions: -	No Tenants: 1
Frontage: 32 feet on Springfield Ave ...	Percent Improved: -
Tenancy: Multi	Submarket: Urban Essex
Comp ID: 3417057	Map Page: Hagstrom 9-H11
	Parcel No: -
	Property Type: Retail

income expense data

Expenses	- Taxes	\$2,169
	- Operating Expenses	
	Total Expenses	\$2,169

Listing Broker

Vested Realty
377 Route 202
Bedminster, NJ 07921
(908) 635-8550
George Rodelius

Buyer Broker

financing

769 Springfield Ave

Irvington, NJ 07111

Auto Repair Building of 1,200 SF Sold on 10/19/2015 - Research Complete (Part of Multi-Property)

buyer

seller

Richard & Audrey Ralph
358 Elmwood Ave
Maplewood, NJ 07040
(973) 378-2588

vital data

Escrow/Contract: -	Sale Price: -
Sale Date: 10/19/2015	Status: -
Days on Market: 269 days	Building SF: 1,200 SF
Exchange: No	Price/SF: -
Conditions: -	Pro Forma Cap Rate: -
Land Area SF: 3,572	Actual Cap Rate: -
Acres: 0.08	Down Pmnt: -
\$/SF Land Gross: -	Pct Down: -
Year Built, Age: -	Doc No: -
Parking Spaces: -	Trans Tax: -
Parking Ratio: -	Corner: No
FAR: 0.34	Zoning: -
Lot Dimensions: -	Percent Improved: -
Frontage: -	Submarket: Urban Essex
Tenancy: Multi	Map Page: Hagstrom 9-H11
Comp ID: 3417057	Parcel No: -
	Property Type: Retail

income expense data

Expenses	- Taxes	\$2,169
	- Operating Expenses	
	Total Expenses	\$2,169

Listing Broker

Vested Realty
 377 Route 202
 Bedminster, NJ 07921
 (908) 635-8550
 George Rodelius

Buyer Broker

financing

865 Springfield Ave

Irvington, NJ 07111

Storefront Retail/Residential Building of 3,900 SF Sold on 3/15/2018 for \$200,000 - Public Record

buyer

seller



vital data

Escrow/Contract:	-	Sale Price:	\$200,000
Sale Date:	3/15/2018	Status:	Confirmed
Days on Market:	496 days	Building SF:	3,900 SF
Exchange:	No	Price/SF:	\$51.28
Conditions:	Business Value Included	Pro Forma Cap Rate:	-
Land Area SF:	-	Actual Cap Rate:	-
Acres:	-	Down Pmnt:	-
\$/SF Land Gross:	-	Pct Down:	-
Year Built, Age:	-	Doc No:	-
Parking Spaces:	-	Trans Tax:	-
Parking Ratio:	-	Corner:	No
FAR:	-	Zoning:	-
Lot Dimensions:	-	Percent Improved:	-
Frontage:	-	Submarket:	Urban Essex
Tenancy:	-	Map Page:	-
Comp ID:	4170955	Parcel No:	-
		Property Type:	Retail

income expense data

Expenses	- Taxes	\$21,413
	- Operating Expenses	
	Total Expenses	\$21,413

Listing Broker

Vested Realty
377 Route 202
Bedminster, NJ 07921
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George Rodelius

Buyer Broker

Vested Realty
377 Route 202
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(908) 635-8550
George Rodelius

financing

1228-1230 Springfield AvePlaza Suites at 1230
Irvington, NJ 07111**Retail Building of 7,800 SF Sold on 5/11/2017 for \$310,000 -
Public Record**

buyer

S & F Springfield LLC

seller

**Plaza Suites Llc
1228 Springfield Ave
Irvington, NJ 07111**

vital data

Escrow/Contract: **913 days**
 Sale Date: **5/11/2017**
 Days on Market: **918 days**
 Exchange: **No**
 Conditions: **High Vacancy Property**
 Land Area SF: **6,181**
 Acres: **0.14**
 \$/SF Land Gross: **\$50.15**
 Year Built, Age: **-**
 Parking Spaces: **8**
 Parking Ratio: **1.07/1000 SF**
 FAR: **1.26**
 Lot Dimensions: **-**
 Frontage: **57 feet on Springfield Ave**
 Tenancy: **Multi**
 Comp ID: **3901769**

Sale Price: **\$310,000**
 Status: **Confirmed**
 Building SF: **7,800 SF**
 Price/SF: **\$39.74**
 Pro Forma Cap Rate: **-**
 Actual Cap Rate: **-**
 Down Pmnt: **-**
 Pct Down: **-**
 Doc No: **-**
 Trans Tax: **-**
 Corner: **No**
 Zoning: **-**
 No Tenants: **3**
 Percent Improved: **-**
 Submarket: **Urban Essex**
 Map Page: **-**
 Parcel No: **-**
 Property Type: **Retail**

income expense data

Expenses	- Taxes	\$26,145
	- Operating Expenses	
	Total Expenses	\$26,145

Listing Broker

**Vested Realty
377 Route 202
Bedminster, NJ 07921
(908) 635-8550
George Rodelius**

Buyer Broker

financing

1383 Springfield Ave

Irvington, NJ 07111

Storefront Retail/Residential Building of 3,610 SF Sold on 4/1/2019 - Research Complete

buyer

seller



vital data

Escrow/Contract: -	Sale Price: -
Sale Date: 4/1/2019	Status: -
Days on Market: 423 days	Building SF: 3,610 SF
Exchange: No	Price/SF: -
Conditions: -	Pro Forma Cap Rate: -
Land Area SF: 4,792	Actual Cap Rate: -
Acres: 0.11	Down Pmnt: -
\$/SF Land Gross: -	Pct Down: -
Year Built, Age: 1940 Age: 79	Doc No: -
Parking Spaces: -	Trans Tax: -
Parking Ratio: -	Corner: No
FAR: 0.75	Zoning: -
Lot Dimensions: -	No Tenants: 1
Frontage: 45 feet on Springfield Ave ...	Percent Improved: -
Tenancy: Multi	Submarket: Urban Essex
Comp ID: 4729563	Map Page: -
	Parcel No: -
	Property Type: Retail

income expense data

Listing Broker

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George Rodelius

Buyer Broker

financing

1391 Springfield Ave

Irvington, NJ 07111

**Auto Repair Building of 9,180 SF Sold on 9/2/2014 for \$325,000
- Research Complete**

buyer

**Paramount Assets
45 Academy St
Newark, NJ 07102
(201) 858-8500**

seller

**Universal Auto Distributors
1389-1393 Springfield Ave
Irvington, NJ 07111
(973) 375-8575**

vital data

Escrow/Contract:	-	Sale Price:	\$325,000
Sale Date:	9/2/2014	Status:	Confirmed
Days on Market:	200 days	Building SF:	9,180 SF
Exchange:	No	Price/SF:	\$35.40
Conditions:	High Vacancy Property, ...	Pro Forma Cap Rate:	-
Land Area SF:	12,772	Actual Cap Rate:	-
Acres:	0.29	Down Pmnt:	\$325,000
\$/SF Land Gross:	\$25.45	Pct Down:	100.0%
Year Built, Age:	1923 Age: 91	Doc No:	12513-6785
Parking Spaces:	19	Trans Tax:	-
Parking Ratio:	1.39/1000 SF	Corner:	No
FAR:	0.72	Zoning:	N/Av
Lot Dimensions:	-	Percent Improved:	70.1%
Frontage:	-	Submarket:	Urban Essex
Tenancy:	Multi	Map Page:	-
Comp ID:	3125239	Parcel No:	09-00365-0000-00005
		Property Type:	Retail

income expense data

Expenses	- Taxes	\$36,222
	- Operating Expenses	
	Total Expenses	\$36,222

Listing Broker

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George Rodelius**

Buyer Broker

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(908) 635-8550
George Rodelius**

financing

527-529 Stuyvesant Ave

Irvington, NJ 07111

3,602 SF Retail Storefront Retail/Residential Building Built in**1960****Property is for sale at \$649,000 (\$180.18/SF)**

buyer

For Sale

seller

-



vital data

Days on Market:	390 days	Asking Price:	\$649,000
Conditions:	-	Status:	For Sale
Land Area SF:	5,227 SF	Building SF:	3,602 SF
Acres:	0.12 AC	Price/SF:	\$180.18
\$/SF Land Gross:	-	Pct Office:	-
Year Built, Age:	1960 Age: 59	Actual Cap Rate:	-
Parking Spaces:	-	Corner:	No
Parking Ratio:	-	Zoning:	-
FAR	0.69	Submarket:	Urban Essex
Lot Dimensions:	-	Map Page:	-
Frontage:	26 feet on Stuyvesant Ave (with ...	Parcel No:	09-00024-0000-00005
		Property Type:	Retail

income expense data

Listing Broker

Vested Realty
377 Route 202
Bedminster, NJ 07921
(908) 635-8550
George Rodelius

Buyer Broker

873 Stuyvesant Ave
 Irvington, NJ 07111
15,000 SF Apartments Building Built in 1950
Property is for sale at \$449,000 (\$112,250/Unit)

buyer

For Sale

seller

-



vital data

Days on Market: **438 days**
 Conditions: -
 Land Area SF: **6,098 SF**
 Acres: **0.14 AC**
 \$/SF Land Gross: -
 Year Built, Age: **1950 Age: 69**
 Parking Spaces: -
 Parking Ratio: -
 FAR **2.46**
 Lot Dimensions: -
 Frontage: -

Asking Price: **\$449,000**
 Status: **For Sale**
 Building SF: **15,000 SF**
 Price/SF: **\$29.93**
 Pct Office: -
 Actual Cap Rate: -
 Price/Unit:
 No Units: **4**
 Corner: **No**
 Zoning: -
 Submarket: **Irvington MF**
 Map Page: -
 Parcel No: **09-00355-0000-00053**
 Property Type: **Multi-Family**

income expense data

Listing Broker

Vested Realty
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Bedminster, NJ 07921
(908) 635-8550
George Rodelius

Buyer Broker

880 Stuyvesant Ave

Irvington, NJ 07111

8,600 SF Retail Storefront Retail/Residential Building Built in 1900
Property is for sale at \$939,000 (\$109.19/SF)

buyer

For Sale

seller

-



vital data

Days on Market: **277 days**
 Conditions: -
 Land Area SF: **7,405 SF**
 Acres: **0.17 AC**
 \$/SF Land Gross: -
 Year Built, Age: **1900 Age: 119**
 Parking Spaces: -
 Parking Ratio: **0/1000 SF**
 FAR **1.16**
 Lot Dimensions: -
 Frontage: -

Asking Price: **\$939,000**
 Status: **For Sale**
 Building SF: **8,600 SF**
 Price/SF: **\$109.19**
 Pct Office: -
 Actual Cap Rate: -
 Corner: **No**
 Zoning: -
 Submarket: **Urban Essex**
 Map Page: -
 Parcel No: **09-00322-01-00023**
 Property Type: **Retail**

income expense data

Listing Broker

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Bedminster, NJ 07921
(908) 635-8550
George Rodelius

Buyer Broker