573 MLK JR BLVD, NEWARK NJ 07102

EXCLUSIVE OFFERING MEMORANDUM

Mixed Use Opportunity in Newark, New Jersey



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573 MARTIN LUTHER KING JR BLVD, NEWARK, NJ 07102

MIXED-USE PROPERTY **FOR SALE**

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FOR MORE INFORMATION,
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INVESTMENT PRICING

573 MLK Jr Blvd





OFFERING PRICE

$1,300,000

INVESTMENT HIGHLIGHTS

4 Apts & 1 Store # of Units	7,166 Approx. SF	1,98% Current Cap Rate	8.44% Pro Forma Cap Rate
$260,000 Price/Unit	$181 Price/SF	26.42 Current GRM	9.26 Pro Forma GRM

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UNIT	TYPE	APPROX. SF	CURRENT	PRO FORMA	CURRENT RPSF	PF RPSF
Commercial	Retail/Office	2,100	0	$2,500	0	$14
Apartment 1	2 BR / 1 BTH	920	0	$2,200	0	$29
Apartment 2	3 BR / 2 BTH	920	0	$2,600	0	$32
Apartment 3	3 BR / 1 BTH	920	$1,850	$2,150	$24	$28
Apartment 4	3 BR / 1.5 BTH	920	$2,250	$2,250	$29	$29
		MONTHLY:	$8,900	$23,400		
		ANNUALLY:	**$106,800**	**$280,800**		

	CURRENT	PRO FORMA
GROSS OPERATING INCOME:	$ 49,200	$ 140,400
VACANCY/COLLECTION LOSS (3%):	$ (2,460)	$ (7,020)
EFFECTIVE GROSS INCOME:	$ 46,740	$ 133,380
REAL ESTATE TAXES (2):	$ (13,464)	$ (13,464)
FUEL:	$ (0)	$ (0)
WATER AND SEWER:	$ (2,400)	$ (2,400)
INSURANCE:	$ (2,464)	$ (2,464)
COMMON AREA ELECTRIC:	$ (625)	$ (625)
REPAIRS & MAINTENANCE:	$ (2,000)	$ (2,000)
PAYROLL:	$ (0)	$ (0)
MANAGEMENT (3%):	$ (0)	$ (2,668)
TOTAL EXPENSES:	$ (20,953)	$ (23,621)
NET OPERATING INCOME:	**$ 25,787**	**$ 109,759**

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CURRENT				Capital Expenditures		PRO FORMA			
Value	Cap Rate	PPSF	PPU	Cap Ex.	All-In Cost	Adjusted Cap Rate	Adjusted PPSF	Adjusted PPU	Notes
$1,550,000	1.66%	$216	$310,000	$75,000	$1,625,000	6.75%	$227	$325,000	Likely Priced Too Aggressively
$1,500,000	1.72%	$209	$300,000	$75,000	$1,575,000	6.97%	$220	$315,000	
$1,450,000	1.78%	$202	$290,000	$75,000	$1,525,000	7.20%	$213	$305,000	
$1,400,000	1.84%	$195	$280,000	$75,000	$1,475,000	7.44%	$206	$295,000	
$1,350,000	1.91%	$188	$270,000	$75,000	$1,425,000	7.70%	$199	$285,000	
$1,300,000	**1.98%**	**$181**	**$260,000**	**$75,000**	**$1,375,000**	**7.98%**	**$192**	**$275,000**	**Suggested List Price**
$1,250,000	2.06%	$174	$250,000	$75,000	$1,325,000	8.28%	$185	$265,000	Target Offer Range
$1,200,000	2.15%	$167	$240,000	$75,000	$1,275,000	8.61%	$178	$255,000	
$1,150,000	2.24%	$160	$230,000	$75,000	$1,225,000	8.96%	$171	$245,000	
$1,100,000	2.34%	$154	$220,000	$75,000	$1,175,000	9.34%	$164	$235,000	
$1,050,000	2.46%	$147	$210,000	$75,000	$1,125,000	9.76%	$157	$225,000	
$1,000,000	2.58%	$140	$200,000	$75,000	$1,075,000	10.21%	$150	$215,000	
$950,000	2.71%	$133	$190,000	$75,000	$1,025,000	10.71%	$143	$205,000	Bulk Offer Range
$900,000	2.87%	$126	$180,000	$75,000	$975,000	11.26%	$136	$195,000	
$850,000	3.03%	$119	$170,000	$75,000	$925,000	11.87%	$129	$185,000	
$800,000	3.22%	$112	$160,000	$75,000	$875,000	12.54%	$122	$175,000	
$750,000	3.44%	$105	$150,000	$75,000	$825,000	13.30%	$115	$165,000	
$700,000	3.68%	$98	$140,000	$75,000	$775,000	14.16%	$108	$155,000	

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PROPERTY INFORMATION

573 MARTIN LUTHER KING JR BLVD



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MIXED-USE PROPERTY **FOR SALE**

Investment Property Realty Group (IPRG) has been exclusively retained to sell 573 Martin Luther King Blvd in Newark New Jersey located in the Historic Central Ward District. The subject property is located off Martin Luther King Blvd between Court Street and West Kinney Street.

The property offers Two, Three-Bedroom Units and Two, Two-Bedroom Units, One 2,100 sqft vacant commercial Unit and Two non- Attached Garages off dedicated parking behind the building, along with dedicated shared parking lot at the corner of Court Street. The Third-floor Unit apartment lease began on Sept 1, 2026, and is currently One Year Lease. The First and Second floors will be delivered vacant and were recently redone with new modern finishes, the Lower-Level Commercial unit with approximately 2,100 sqft will be delivered vacant.

573 Martin Luther King Blvd is walking distance to Rutgers University, NJIT and Passaic Community College. NJ Transit Bus line stops directly at the Corner of Court Street and Martin Luther King Blvd.

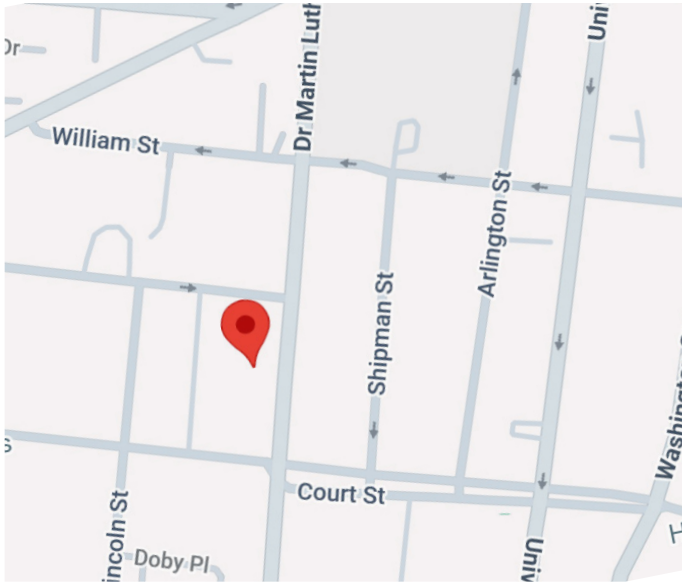
HIGHLIGHTS

- Distinctive Brick & Stone Architecture
- Recently Renovated Apartments
- Prime Newark Location
- Proximity to Major Universities

BUILDING INFORMATION

BLOCK & LOT:	2507-17
NEIGHBORHOOD:	Central Ward
CROSS STREETS:	Mercer St & Court St
BUILDING DIMENSIONS:	25 ft x 50 ft
LOT DIMENSIONS:	25 ft x 200 ft
# OF UNITS:	5
APPROX. TOTAL SF:	7,166
ZONING:	C-1
FAR:	0.6
TAX CLASS / ANNUAL TAXES:	4C/ $13,465

TAX MAP

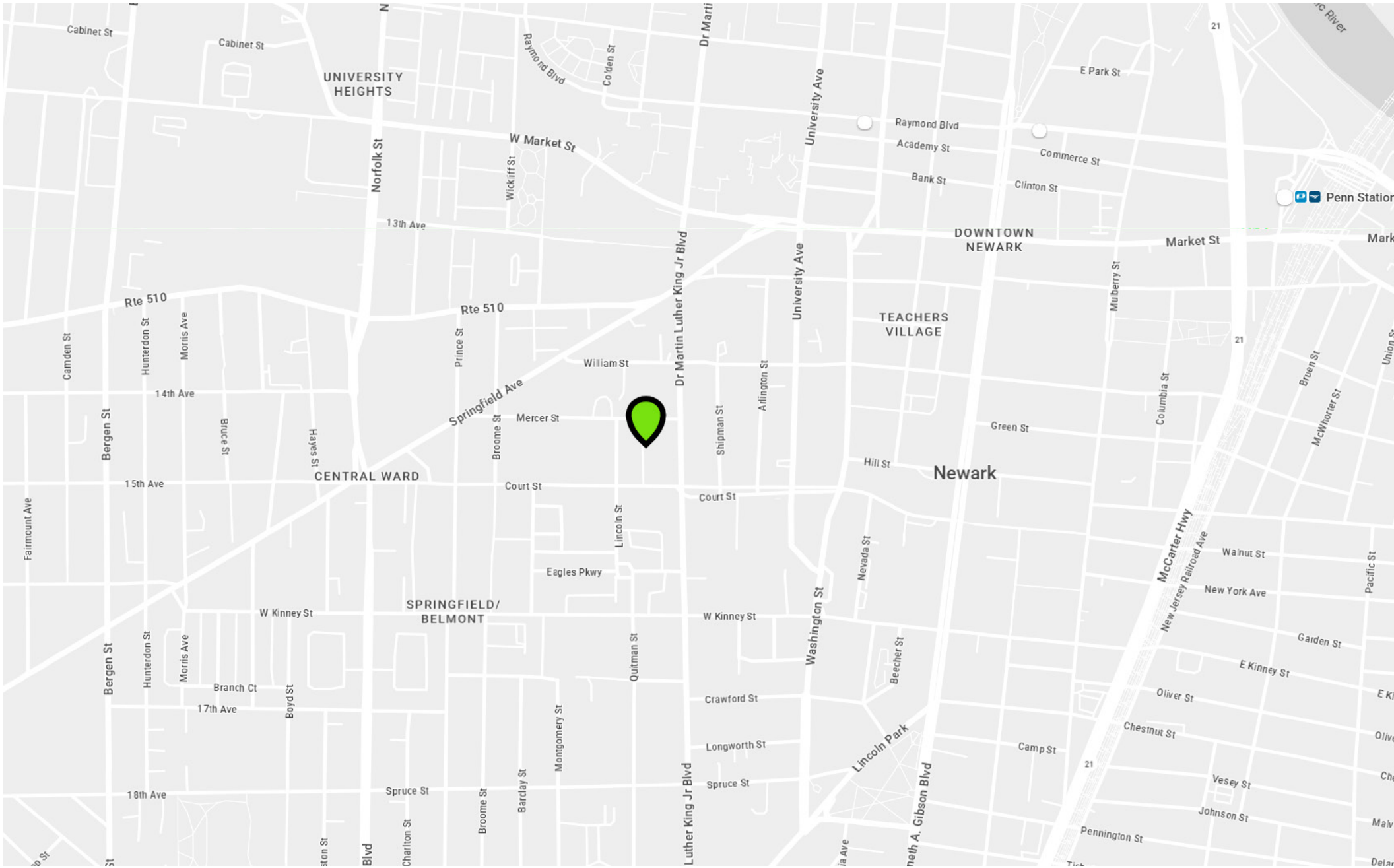


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CORNER, MIXED-USE PROPERTY **FOR SALE**

PROPERTY MAP



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ADDITIONAL PROPERTY PHOTOS









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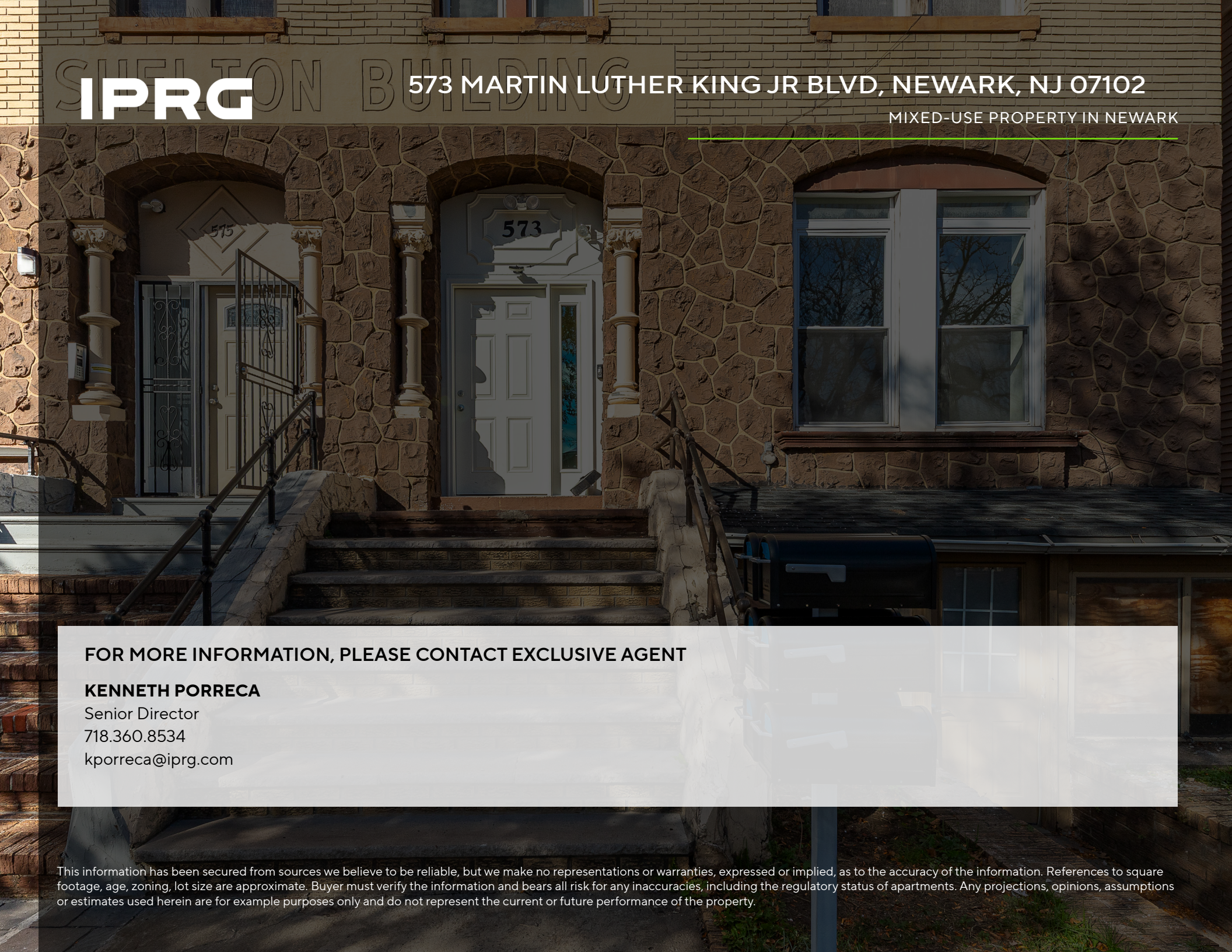








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