



Zohar "Zack" Zamir

58 Madison St Hoboken NJ 07030

8 Unit Mixed Use Between Observer Hwy and 1st St on Madison
7 Residential, 1 Commercial Space
Renovated Interior Halls, Updated Units
Price: \$3,299,000



EXECUTIVE SUMMARY

Property Address	58 Madison St
Land/Lot Size	24.64 X 70 IRREG.
Stories	4
Tenancy	7 Residential, 1 Commercial
Block	00016
Lot	00040
Market	Hoboken
Submarket	Northern NJ

58 Madison St - 8 Units - Mixed Use

Unit	Capacity	Monthly Base	Annual Base	Notes
Commercial	(Pro Forma)	\$3,000.00	\$36,000.00	Proposed Office - 1,392 Sq Ft
2	3 Bd, 2 Bth	\$3,500.00	\$42,000.00	Lease Ends 6/30/17
3	Studio (1 Bth)	\$867.18 *	\$10,406.16	Lease Ends 5/31/17 *
4	3 Bd, 1 Bth	\$1,818.00 *	\$21,816.00	Lease Ends 9/30/17 *
5	Studio (1 Bth)	\$1,466.00	\$17,592.00	Lease Ends 8/31/17
6	2 Bd, 1 Bth	\$2,400.00	\$28,800.00	Lease Ends 10/30/17
7	Studio (1 Bth)	\$1,450.00	\$17,400.00	Lease Ends 8/31/17
8	2 Bd, 1 Bth	\$2,369.00	\$28,428.00	Lease Ends 5/31/17
Total:		\$16,870.18	\$202,442.16	

* Existing Tenant with Lower Rate, Could be replaced by tenant @ Market Rate

58 Madison St - 8 Units - Mixed Use

Annual Expenses

Taxes	\$20,767.89 (2016)
Electric - PSE&G	\$315
Insurance	\$5,839
Flood Insurance	\$9,068
Water	\$1,441
Sewer	\$2,163
Management	3% (approx \$6,073)
Super	\$3,000 (\$250 p/ mo)
Total	\$48,666.89

Investment Highlights

Asking Price	\$3,299,000
NOI	\$153,775.27
CAP	4.7%

* July 2015 Green Card

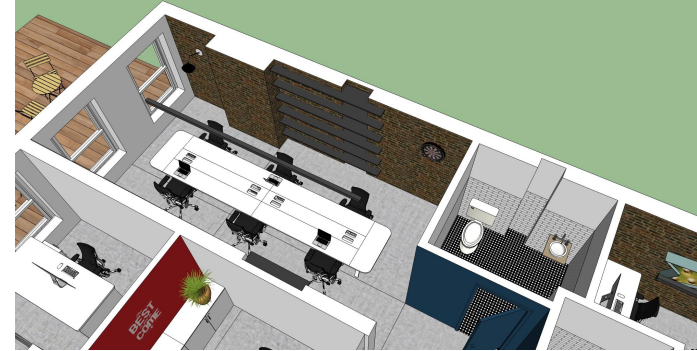
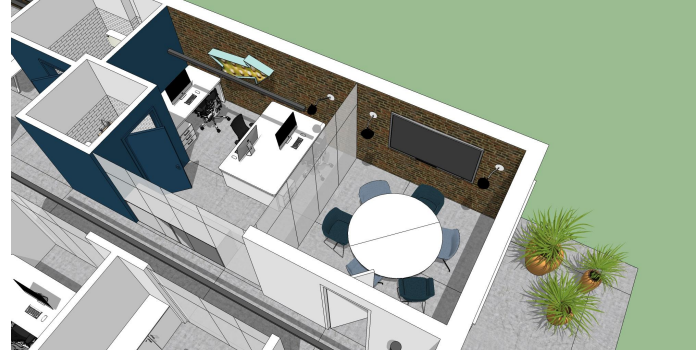
PRIME LOCATION

Downtown Hoboken

- Near Gyms, Restaurants, Shopping and More
- Blocks from Community and Rec Centers
- Proposed 1st Floor Commercial Space to benefit from Foot Traffic and Street Level Visibility



PROPOSED MAIN FLOOR OFFICE SPACE



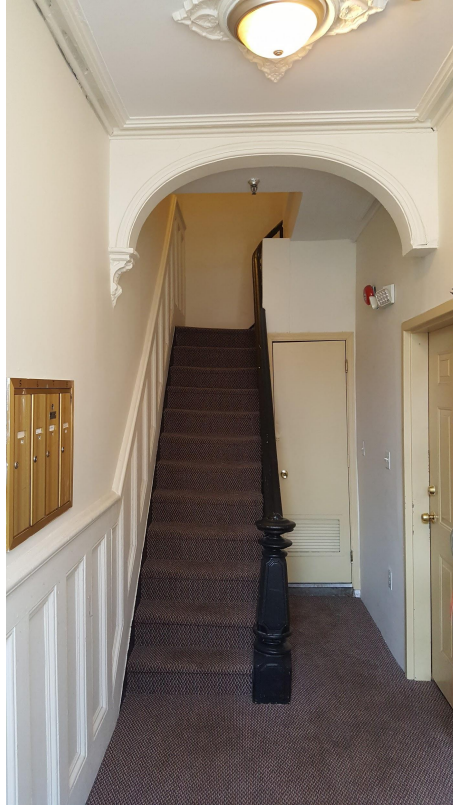
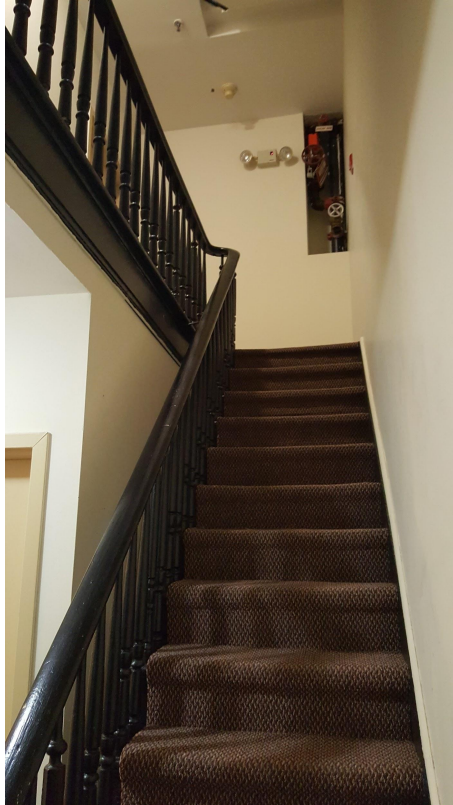
Proposed Street Level Office Space

- 1,392 Sq Ft
- Outdoor Terrace Area
- Proposed Rent of \$3,000 p/ mo
- Private, Communal and Conference Areas



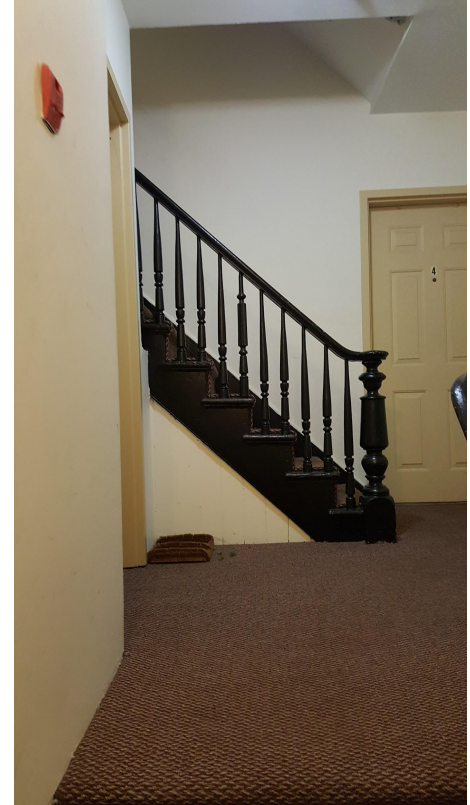
58 Madison St

UPDATED COMMON SPACES



Recently Renovated Halls and Common Areas

- Fresh Paint, Carpet, New Light Fixtures
- Shows Great - Easy to Rent
- Better Visual Appeal than Comparable/Neighboring Buildings



INTERIOR - APARTMENTS



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HOBOKEN, NJ

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