

PLAZA ONE
220 KINDERKAMACK RD
WESTWOOD, NJ 07675

OFFERING SUMMARY

Price	\$1,300,000
Down Payment	All Cash
Rentable SF	7,745
Year Built	1985
Lot Size	0.34 acre(s)
Price/SF	\$167.85

PROPERTY INVESTMENT SUMMARY

	CURRENT	PRO FORMA
CAP Rate	5.09%	6.75%
Net Operating Income	\$66,119	\$87,719
Net Cash Flow After Debt Service	\$66,119	\$87,719
Total Return	5.09% / \$66,119	6.75% / \$87,719




INVESTMENT HIGHLIGHTS

- Value Add Professional Office in Bergen County
- Elevator Served Building
- User/Investor Opportunity
- Great Central Bergen County Location
- Blocks from NJ Transit Trains to NYC and Buses to NYC

EXCLUSIVELY LISTED BY:

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	REVENUE			
	CURRENT	\$/SF	PRO FORMA	\$/SF
Scheduled Base Rent	\$116,090	\$14.99	\$137,690	\$17.78
Expense Reimbursement Income	\$5,349	\$0.69	\$5,349	\$0.69
Potential Gross Revenue	\$121,439	\$15.68	\$143,039	\$18.47
Effective Gross Income	\$121,439	\$15.68	\$143,039	\$18.47

	EXPENSES			
	CURRENT	\$/SF	PRO FORMA	\$/SF
CAM	\$18,082	\$2.33	\$18,082	\$2.33
Real Estate Taxes	\$31,059	\$4.01	\$31,059	\$4.01
Insurance	\$2,579	\$0.33	\$2,579	\$0.33
Management Fee	\$3,600	\$0.46	\$3,600	\$0.46
Total Expenses	\$55,320	\$7.14	\$55,320	\$7.14

	NET OPERATING INCOME			
	CURRENT	\$/SF	PRO FORMA	\$/SF
Net Operating Income	\$66,119	\$8.54	\$87,719	\$11.33