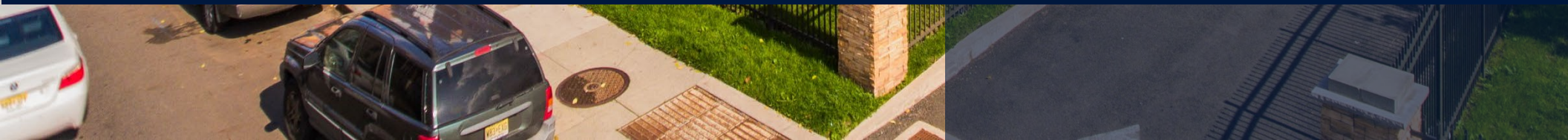




120 HALSTED STREET
EAST ORANGE, NEW JERSEY

MULTI-FAMILY | 42 APARTMENTS





120 HALSTED STREET

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120 HALSTED STREET

INVESTMENT OVERVIEW

SECTION

01

INVESTMENT HIGHLIGHTS



LOCATED IN DESIGNATED OPPORTUNITY ZONE



MULTI-FAMILY OPPORTUNITY

- 42 Apartments with 54 surface parking spaces
- The building was fully renovated in 2016 with new modern finishes



CENTRAL LOCATION

- Easy access to Garden State Parkway and Route 280
- 15-minute drive to Seton Hall University
- 15-minute drive to Newark International Airport
- 10-minute drive to UMDNJ
- 15 Minutes away from Saint Barnabas



IMMEDIATE ACCESS TO TRANSPORTATION

- Two blocks from the Brick Church Train Station offers a 24-minute ride to Penn Station Manhattan
- East Orange Train Station offers a 30-minute ride to Penn Station Manhattan



EAST ORANGE GENERAL HOSPITAL

East Orange General Hospital's importance as a New Jersey community hospital and as an emerging premiere urban medical center has taken on increasing significance.



TENANT RESPONSIBILITIES

- Desirable tenant mix
- Tenants are responsible for heat, hot water and electric
- Free Maintenance

OFFERING SUMMARY

120 HALSTED STREET

120 Halsted Street, East Orange, New Jersey is a 35,529 multi family building. The five story, 42 unit building was fully renovated in 2016 with new modern finishes, The subject property is ideally located two blocks from the Brick Church Train Station and has easy access to Garden State Parkway, I-280, New Jersey Turnpike and more. Additionally, the property is located 0.6 of a mile from the East Orange Train Station, 17 miles from Manhattan and 11 miles from Newark Liberty Airport.

East Orange has earned a reputation as a city with ideal regional connectivity due to accessible public transportation. The building is located within close walking distance to excellent public transportation which offers a 6-minute ride to Newark and a 24-minute ride or less to Penn Station Manhattan. The successful public transportation system has sparked new development opportunities in the city as several nearby apartment complexes are under construction. The new supply speaks to the value of the location and should continue to push rents.

PROPERTY SUMMARY		UNIT MIX	
Address	120 Halsted St, East Orange, New Jersey	Studio/1 Bath	1
Block & Lot	533 / 22.02	1 Bed/1 Bath	32
Price	Call for offer	2 Bed/2 Bath	9
Zoning	Evergreen Square Halsted District		
Building Size	35,529 Sq. Ft.		
Lot Size	16,936 Sq. Ft.		
Number of Stories	Four		
Occupancy	100%		



120 HALSTED STREET

MARKET OVERVIEW

SECTION

02

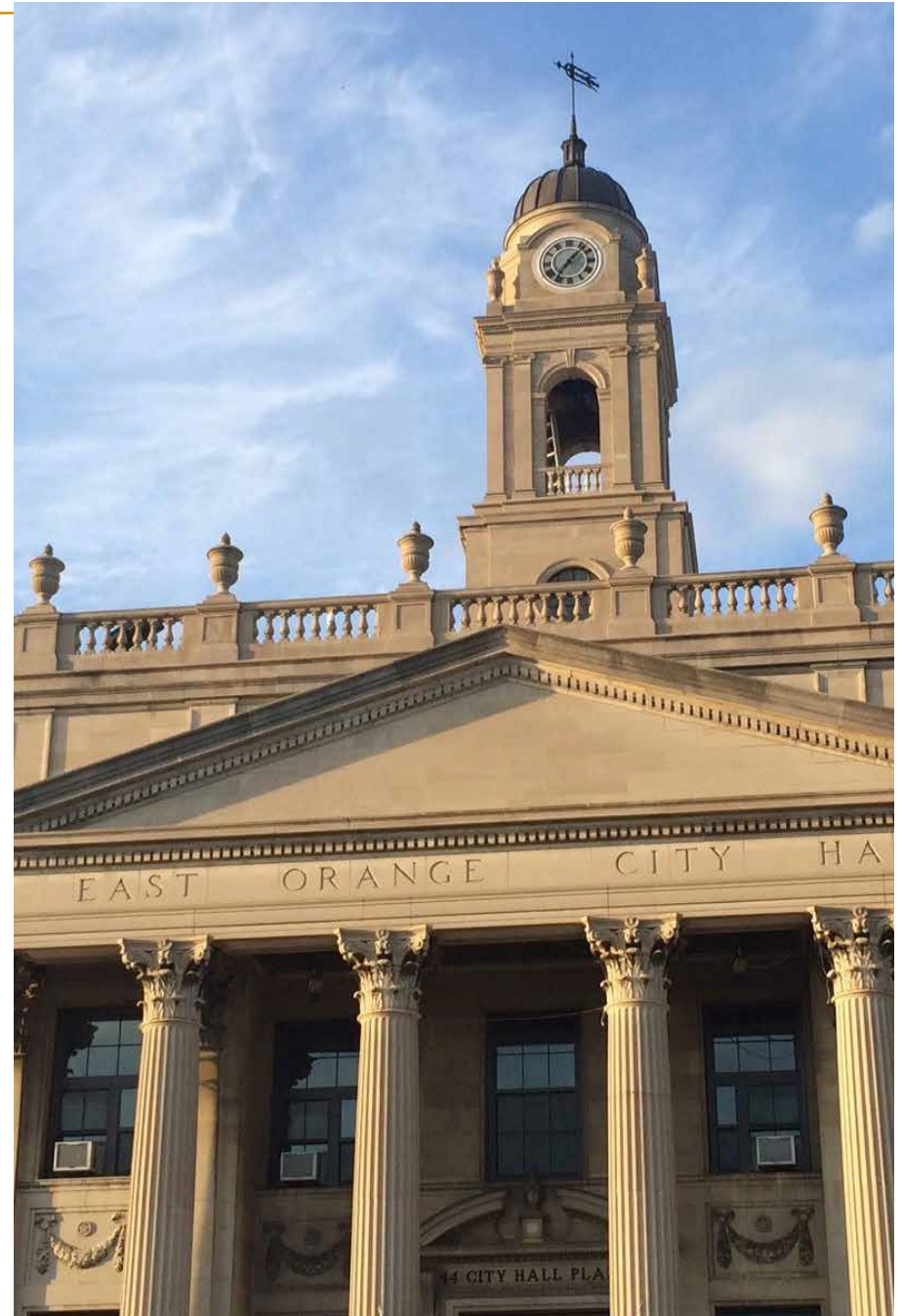
LOCATION OVERVIEW

EAST ORANGE

East Orange is a city in Essex County, New Jersey, with a population of 65,845 in 2017. The city is bordered on the southeast by Newark, a dynamic employment center as one of the nation's major air, shipping, and rail hubs. Newark is also the largest municipality in New Jersey, with a population of 281,764. East Orange has a good mix of white- and blue-collar jobs, with prominent industries including administrative support, sales, and healthcare services.

Many residents use the convenient public transportation that provides access to Newark in 6 minutes, Penn Station Manhattan in 30, and Hoboken in 40. The city has sought to capitalize upon its public transportation network by instituting several initiatives to become a bustling transit-oriented community that offers an attractive, livable option for young professionals. Other residents take advantage of the expansive bus system as another low-cost transportation option. Residents who travel by car appreciate East Orange's convenient location at the intersection of the Garden State Parkway and Interstate 280, accounting for the city's nickname, "The Crossroads of New Jersey."

East Orange is a diverse cultural mecca, representing countries from around the globe and combining the best of urban and suburban living. The city boasts a low crime rate, spacious, affordable housing, main commercial corridors, transit access, and historic green spaces that perfectly position the city for an urban renewal. East Orange has a strong school system as part of the East Orange School District, encompassing 22 schools with an enrollment of more than 10,000 students.



LOCATION HIGHLIGHTS



Convenient combination of rail, bus, and air transportation



Low crime rates and spacious, affordable housing



24-30-minute train ride to Penn Station Manhattan



Major industries are sales, administrative services and healthcare services

MULTIFAMILY MARKET TRENDS

	Vacancy Rate	Y-O-Y Basis Point Change	Effective Rents	Y-O-Y Change
Essex County	3.6%	-120	\$1,279	3.5%

AVERAGE RENT INCREASE / EAST ORANGE

	All Rentals	Studio	1 Bed	2 Bed	3 Bed
Y-O-Y Change	3%	7%	5%	4%	6%

NORTHERN NJ

3.6% increase in effective rents



DEMOGRAPHICS

POPULATION	1-MILE	3-MILES	5-MILES
2022 Projection	54,200	398,502	777,791
2017 Population	54,838	398,950	775,287
2010 Population	53,323	388,445	752,605
HOUSEHOLDS	1-MILE	3-MILES	5-MILES
2022 Households	21,377	146,173	286,970
2017 Households	21,247	144,493	282,820
2010 Households	20,587	140,140	273,266
2017 Daytime Population	41,620	359,965	693,902
INCOME	1-MILE	3-MILES	5-MILES
2017 Average Household Income	\$52,685	\$66,044	\$80,075
2017 Median Household Income	\$35,460	\$43,002	\$51,739
2017 Per Capita Income	\$20,700	\$24,339	\$29,610

5-MILE RADIUS DEMOGRAPHICS



\$80,075

AVERAGE HOUSEHOLD
INCOME



775,287

TOTAL POPULATION



282,820

TOTAL HOUSEHOLDS



120 HALSTED STREET

PROPERTY MAPS & PHOTOS

SECTION

03

AERIAL PHOTO

17 Miles to New York



120 HALSTED STREET





Brick Church Station



5 Min.
walk to
Brick Church
Station



24 Min.
ride to
Manhattan

BROOKLYN

MANHATTAN



Orange Street Light Rail Station



East Orange Train Station



East Orange Station



8 Min.
walk to
East Orange
Station



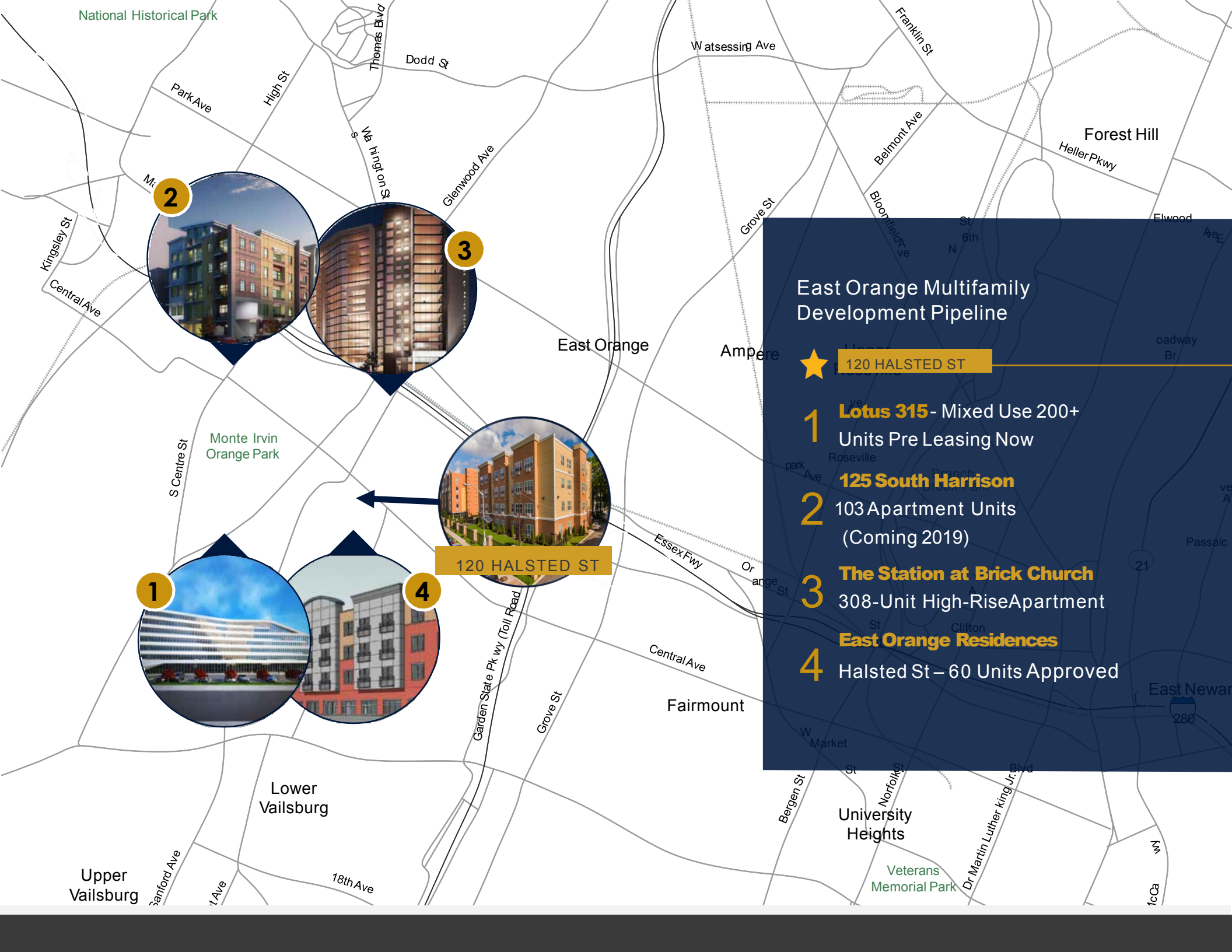
30 Min.
ride to
Manhattan



Brick Church Train Station



120 HALSTED



East Orange Multifamily Development Pipeline

- ★ 120 HALSTED ST
- 1 Lotus 315 - Mixed Use 200+ Units Pre Leasing Now
- 2 125 South Harrison 103 Apartment Units (Coming 2019)
- 3 The Station at Brick Church 308-Unit High-Rise Apartment
- 4 East Orange Residences Halsted St - 60 Units Approved



24 MINUTE COMMUTE TO NYC

Brick Church Train Station

2 BLOCKS

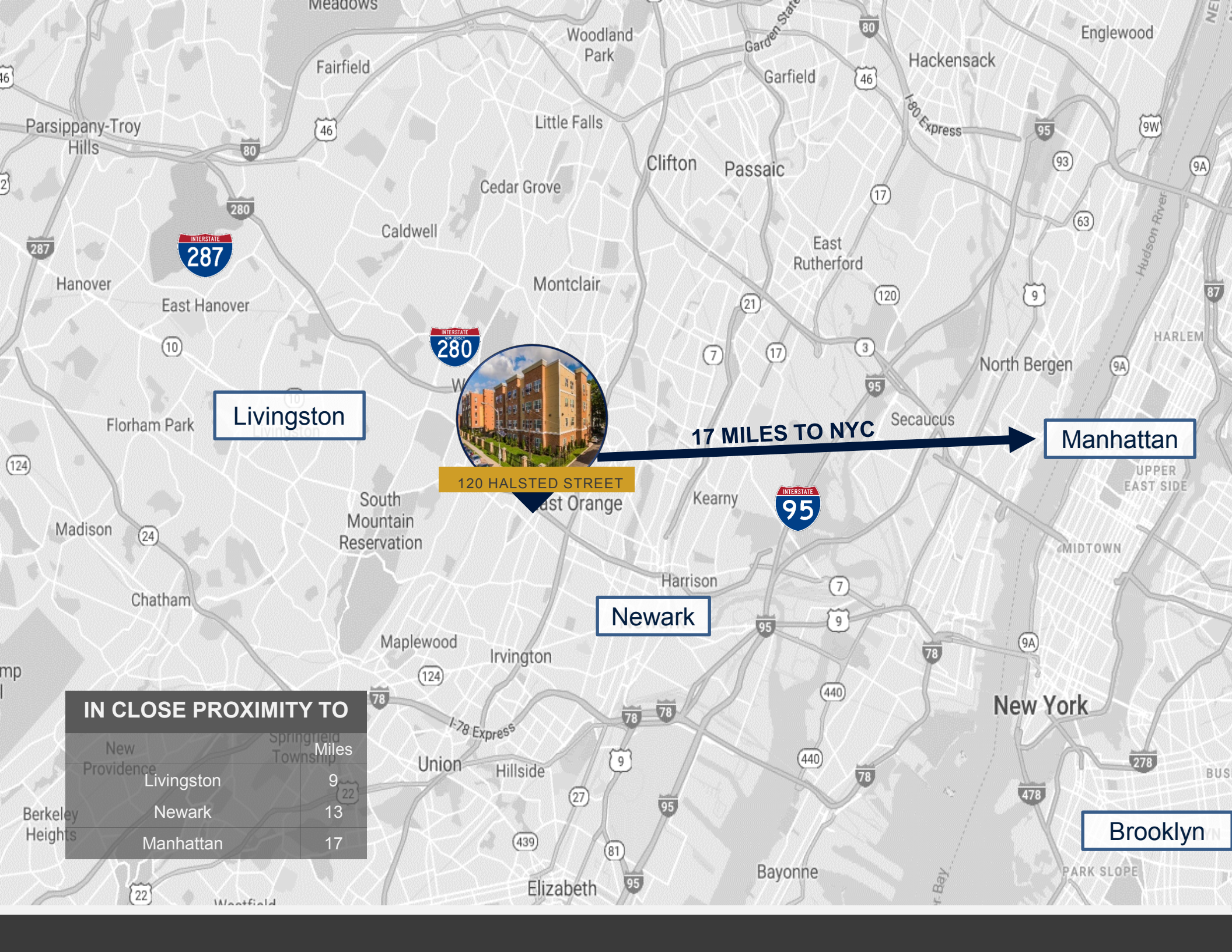


120 HALSTED STREET

East Orange Train Station

East Orange Hospital

IN CLOSE PROXIMITY TO	
Brick Church Train Station	0.3 Miles
Newark Airport	11 Miles
East Port Authority Campus	15 Miles



Livingston



120 HALSTED STREET
East Orange

17 MILES TO NYC

Manhattan

Newark

Brooklyn

IN CLOSE PROXIMITY TO	
	Miles
New Providence	9
Livingston	9
Newark	13
Manhattan	17

120 HALSTED STREET

42
UNITS



PROPERTY OUTLINE



Halsted St

GYM



COMMON AREA



INTERIOR PHOTOS



UTILITY METERS



FLOOR PLANS – FIRST FLOOR



FIRST FLOOR

FLOOR PLANS – SECOND FLOOR



SECOND FLOOR

FLOOR PLANS – THIRD FLOOR



THIRD FLOOR



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