

**OCCUPANT/ INVESTOR OPPORTUNITY**  
**2433 HIGHWAY 516**  
**OLD BRIDGE, NJ**

**8,300± SF Medical/ Office Building for Sale**  
**Approximately 69% Leased**  
**2,600± SF Available for Owner/Occupant Immediately**



**Outstanding Location (between Routes 9 and 18)**

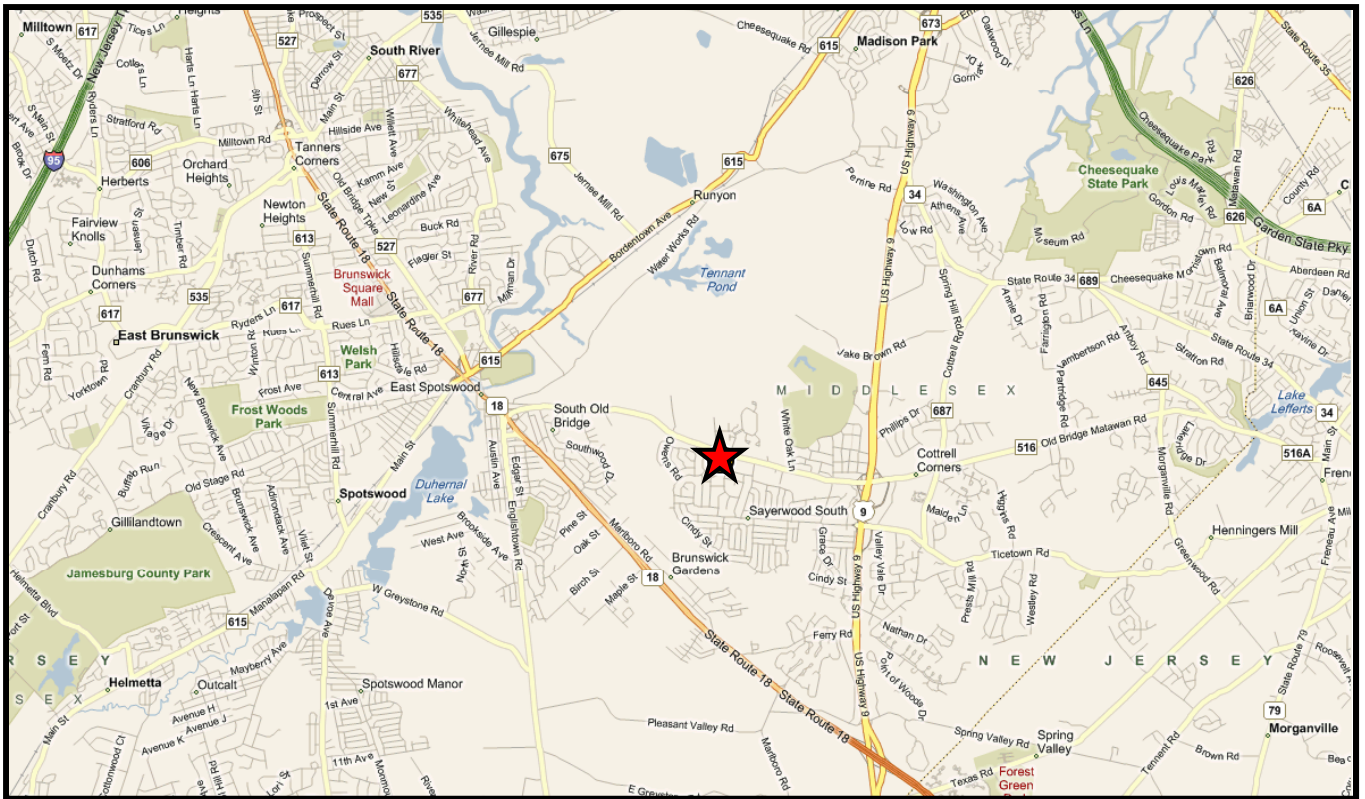
**For questions and property tours,  
please contact exclusive sales agents:**

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# 2433 Highway 516 – Location



**Located on a busy county highway in growing community**

**Close proximity to Dining, Shopping, Banks, Recreation,  
Golf Courses & Other Retail Establishments**

**1.4 Miles from Route 9**

**1.8 Miles from Route 18**

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## 2433 Highway 516 – Property Description

<b>Property Address:</b>	2433 Highway 516 Old Bridge, NJ 08857  Block 15567, Lot 3519
<b>Land Area:</b>	1.37+/- acres with 155' frontage along Highway 516.
<b>Year Built:</b>	1987
<b>Property Size:</b>	8,300+/- RSF
<b>Stories:</b>	1 plus basement storage
<b>Available Unit:</b>	2,596+/- RSF
<b>Tenants:</b>	Old Bridge Dental Services, LLC - 1,153 RSF  Dr. Jason Grossman - 1,950 RSF  Raritan Bay Hospital/ Bay Physician Association - 2,600 RSF
<b>Parking:</b>	Abundant parking
<b>Signage:</b>	Monument sign on Highway 516 for all tenants
<b>Property Taxes:</b>	2009 \$34,730 2010 \$36,276 (estimate)

# 2433 Highway 516 – Sample Acquisition Analysis

<b>Property Size</b>	<b>8,300</b>	
<b>Acquisition Costs</b>		
	<b>\$</b>	<b>\$ PSF</b>
Purchase Price:	1,450,000	174.70
Closing Costs (3.5% of PP):	50,750	6.11
Acquisition Cost:	1,500,750	180.81
Tenant Improvements for Buyer/ Occupant (\$20 PSF):	51,920	6.26
<b>Total Capitalized Cost:</b>	<b>1,552,670</b>	<b>187.07</b>
<b>Sources &amp; Uses</b>		
	<b>\$</b>	<b>\$ PSF</b>
Mortgage @ 75% LTC:	1,184,503	140.30
Required Equity:	388,168	46.77
<b>Total Capitalized Cost:</b>	<b>1,552,670</b>	<b>187.07</b>
<b>Cash Flow</b>		
	<b>\$</b>	<b>\$ PSF</b>
<b>Base Rent:</b>		
Existing Tenants	149,263	17.98
Buyer/ Occupant - 2,596 SF @ \$12.00 PSF NNN	31,152	3.75
<b>Total Base Rent</b>	<b>180,415</b>	<b>21.74</b>
Expense Reimbursements	18,110	2.18
<b>Total Revenue</b>	<b>198,525</b>	<b>23.92</b>
Vacancy/Loss @ 3% of Total Revenue	(5,956)	(0.72)
<b>Effective Revenue</b>	<b>192,569</b>	<b>23.20</b>
Operating Expenses	57,908	6.98
<b>NOI</b>	<b>134,661</b>	<b>16.22</b>
<b>Debt Service:</b>		
Interest @ 6.00%	69,870	8.42
Principal (25 Years Amortization Period)	20,165	2.43
Total Debt Service	90,035	10.85
<b>Cash Flow After Debt Service</b>	<b>44,626</b>	<b>5.38</b>
<b>Buyer/ Occupant Lease Obligatoin</b>		
	<b>\$</b>	<b>\$ PSF</b>
Buyer/ Occupant Base Rent (2,596 SF @ \$12.00 PSF NNN)	(31,152)	(12.00)
Buyer/ Occupant NNN Charges	(18,112)	(6.98)
Total Buyer/ Occupant lease obligation	(49,264)	(18.98)
Cash Flow After Debt Service	44,626	17.19
<b>Effective Lease Obligation (Cash Flow offsets obligation)</b>	<b>(4,638)</b>	<b>(1.79)</b>
<b>Taxable Income</b>		
	<b>\$</b>	<b>\$ PSF</b>
NOI	134,661	16.22
Interest Tax Deduction	(69,870)	(8.42)
Depreciation Deduction (39 years useful life)	(29,859)	(3.60)
Taxable Income	34,932	4.21
<b>Cash Flow After Tax</b>		
	<b>\$</b>	<b>\$ PSF</b>
Cash Flow After Debt Service	44,626	17.19
Tax @ 40%	(13,973)	(5.38)
<b>Cash Flow After Tax</b>	<b>30,654</b>	<b>11.81</b>
<b>Total Return (Including Principal)</b>	<b>13.09% Yr. 1</b>	

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**Build Equity through capital appreciation and debt amortization**

**Tax Benefits (Depreciation & Interest)**

**Income in-place offsets occupancy obligation**

**Expansion potential**

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