



718 WASHINGTON ST HOBOKEN, NJ

FULLY OCCUPIED MIXED-USE INVESTMENT
OPPORTUNITY

— ASKING PRICE —

\$2,075,000



CURRENT MONTHLY
INCOME

\$10,576



CURRENT ANNUAL
GROSS INCOME

\$126,913

CURRENT RENT ROLL

UNIT	CURRENT RENT	LEASE EXPIRATION
Commercial (Retail Storefront)	\$4,525.00	Renews 12/1 annually
Unit 1	\$1,930.55	06/30/2027
Unit 2	\$1,981.80	06/30/2027
Unit 3	\$2,138.70	06/30/2027
TOTAL CURRENT MONTHLY INCOME		\$10,576.05

INCOME & CAP RATE ANALYSIS

Purchase price / asking price	\$2,075,000
Annual gross income	\$126,912.60
Total annual operating expenses	\$31,086.62
NET OPERATING INCOME	\$95,825.98
CURRENT CAP RATE	4.62%

Based on current in-place rents and documented 2026 operating expenses.

OPERATING SNAPSHOT

Real estate taxes	\$19,882.00
Insurance	\$6,354.00
PSE&G	\$1,953.37
Fire alarm	\$761.30
Water + sewer	\$2,135.95
TOTAL ANNUAL EXPENSES	\$31,086.62

BUILDING DETAILS

Property type	Mixed-use — retail + 3 residential
Commercial space	Retail storefront
Commercial lease	+\$75/yr escalations thru 2036
Commercial water	Own meter & water heater
Electric meters	Separate
Residential water	1 shared meter
Residential leases	Rent stabilized · thru 06/2027

NET OPERATING INCOME

\$95,826

CURRENT CAP RATE

4.62%

INVESTOR HIGHLIGHTS



FULLY OCCUPIED
ASSET



MIXED-USE
RETAIL + 3 UNITS



PRIME WASHINGTON
STREET LOCATION



SEPARATE
ELECTRIC METERS



\$75/YR COMMERCIAL
ESCALATIONS TO
2036



\$127K ANNUAL
GROSS INCOME

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COLDWELL BANKER
REALTY

Disclaimer: This analysis is prepared for informational purposes only and is based on current lease data and known operating expenses available at the time of preparation. Figures are not guaranteed. Buyer should independently verify rents, expenses, legal use, and all investment assumptions through due diligence.