

SIGNATURE REALTY NJ

CONFIDENTIAL OFFERING MEMORANDUM

INSTITUTIONAL / LUXURY MARKETING PRESENTATION

1903-1905 Willow

Weehawken, New Jersey 07086



A mixed-use corner investment opportunity featuring six residential apartments, ground-floor restaurant income, and ancillary laundry revenue in a highly visible Weehawken location.

ANNUAL INCOME

\$178,560

NOI

\$136,482

CAP RATE

6.22%

IMPLIED VALUE

\$2,194,244

Exclusive Advisors

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Executive Summary

1903-1905 Willow Ave offers stabilized in-place cash flow from residential, retail, and ancillary income in a well-located mixed-use asset.

Signature Realty NJ is pleased to present 1903-1905 Willow Ave, a mixed-use investment opportunity in Weehawken, New Jersey. The property consists of six residential apartments, a ground-floor restaurant, and laundry income, providing a diversified income stream and compelling neighborhood presence.

Based on the provided rent roll and operating expense data, the asset generates monthly gross income of \$14,880, annual gross income of \$178,560, and net operating income of \$136,482. At the stated 6.22% cap rate, the implied value is approximately \$2.19 million, subject to confirmation of the final offering terms.

Investment Highlights

- Six residential apartments plus restaurant and laundry income.
- Current annual gross income of \$178,560 and NOI of \$136,482.
- Prominent mixed-use corner presence with excellent visibility.
- Aerial views and adjacency to the Hudson waterfront / Manhattan skyline.
- Potential long-term upside through disciplined ownership and rent growth.



Property Snapshot

ADDRESS	1903-1905 Willow Ave Weehawken, NJ 07086
PROPERTY TYPE	Mixed-use investment
RESIDENTIAL UNITS	6
OTHER INCOME	Restaurant + laundry
MONTHLY RENT ROLL	\$14,880
NOI	\$136,482

ANNUAL INCOME

\$178,560

NOI

\$136,482

CAP RATE

6.22%

IMPLIED VALUE

\$2,194,244

Property Overview

Current rent roll and income composition based on the materials provided



Asset Summary

Mixed-use corner building with six apartment units above a ground-floor restaurant tenancy, plus laundry income. The asset offers diversified cash flow and a strong street presence.

Current Rent Roll

Unit / Income Line	Description	Monthly Rent	Annual Rent
Apt #1	3BR / 1 Bath	\$2,615	\$31,380
Apt #2	2BR / 1 Bath	\$1,100	\$13,200
Apt #3	2BR / 1 Bath	\$1,203	\$14,436
Apt #4	1BR / 1 Bath	\$1,448	\$17,376
Apt #5	2BR / 1 Bath	\$1,421	\$17,052
Apt #6	2BR / 1 Bath	\$1,429	\$17,148
Laundry	Ancillary income	\$200	\$2,400
Restaurant	Hi-So Thai	\$5,464	\$65,568
Total		\$14,880	\$178,560

Location Highlights

- Signalized corner location in Weehawken, NJ
- Mixed-use urban infill setting near the Hudson waterfront
- Strong neighborhood visibility with convenient street access
- Views toward the Manhattan skyline from the immediate area

Operating Statement

Current income, operating expenses, and net operating income based on the supplied

GROSS ANNUAL INCOME

\$178,560

ANNUAL EXPENSES

\$42,078

NET OPERATING INCOME

\$136,482

Operating Expenses

Expense Line	Annual Amount
Property Taxes	\$21,000
Insurance	\$6,000
Utilities (PSEG)	\$5,000
Water	\$2,000
Sewer	\$2,000
Exterminator Service	\$1,000
Cleaning	\$2,000
Repairs / Maintenance	\$1,000
Gross Annual Expenses	\$42,078

Underwriting Notes

- Financial figures are based on the rent roll and operating expense summary provided.
- The schedule reflects current in-place revenue as supplied.
- The pro forma assumes moderate rent growth and a 3.0% vacancy factor beginning in 2026.
- Buyers should independently verify all leases, expenses, and property condition during diligence.

NET OPERATING INCOME

\$136,482

Stated cap rate: 6.22% • Implied value: \$2,194,244

Financial Outlook

Illustrative five-year pro forma based on the accompanying Excel model and assumptions provided.

Year	Potential Gross Income	Vacancy / Credit Loss	Effective Gross Income	Operating Expenses	NOI
2025	\$178,560	\$0	\$178,560	\$42,078	\$136,482
2026	\$183,577	-\$5,507	\$178,070	\$43,340	\$134,729
2027	\$188,736	-\$5,662	\$183,074	\$44,641	\$138,433
2028	\$194,041	-\$5,821	\$188,220	\$45,980	\$142,240
2029	\$199,496	-\$5,985	\$193,511	\$47,359	\$146,152
2030	\$205,106	-\$6,153	\$198,953	\$48,780	\$150,173

Key Assumptions

Assumption	Base Case	VALUE REFERENCE
Residential rent growth	3.0% annually	ANNUAL INCOME \$178,560
Commercial / laundry growth	2.5% annually	OPERATING EXPENSE \$42,078
Operating expense growth	3.0% annually	NOI \$136,482
Vacancy / credit loss	3.0% beginning 2026	IMPLIED VALUE \$2,194,244
Exit cap rate		
Selling costs		2.0%

Photo Gallery

Curated marketing photography of the property and surrounding location.



Street-level exterior view of 1903-1905 Willow Ave.



Aerial neighborhood context and property orientation.



Additional aerial view toward the Manhattan skyline.

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Institutional-caliber presentation materials prepared for investor review. Additional due diligence materials can be made available upon request.

Offering Process & Contacts

Prospective purchasers are encouraged to submit offers including purchase price, deposit structure, due diligence period, financing terms, closing timeline, and proof of funds or lender pre-approval.

Offering Process

- 1 Review the offering memorandum and pro forma.
- 2 Submit questions and requests for additional due diligence materials.
- 3 Provide a written offer with pricing and key business terms.
- 4 Complete property, lease, and financial verification during diligence.
- 5 Close pursuant to a mutually agreed contract and timeline.

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EXCLUSIVE ADVISORS

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Disclaimer

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