

Midtown At Washington
62 E Washington Ave
Washington NJ 07882

Building #1 completed, building #2 being offered
with foundation, first floor walls and steel in place for
upper floors. Parking for 96 cars included.

Site work complete	\$ 7,000,000
Building #2 to completion	\$ 3,000,000
Total investment	\$10,000,000

Projected Return

Building #1 Residential	
12 2- bed room, 2 story condos @ \$ 210,000	\$ 2,520,000
9 1- bed room, 1 floor condos @ \$ 129,000	\$ 1,161,000
3 studios @ \$ 109,000	\$ 327,000
Building #2 Residential	
20 2-bed room, 1 floor condos @ \$ 189,000	\$ 3,780,000
4 1- bedroom, 1 floor condos @ \$ 129,000	\$ 516,000
Total return residential sales	\$ 8,304,000
Plus / Minus on investment	(\$ 1,696,000)
Building #1 commercial (5 year average on rents) triple	
7500 square feet, retail @ \$ 13.00	\$ 97,500
Building #2 commercial (5 year average on rents) triple	
7500 square feet, retail @ \$ 13.00	\$ 97,500
5000 square feet, storage @\$10.00	\$ 50,000
Total rents	\$ 245,000
Return on outstanding investment	14.5 %
Year 6 15000 square feet, retail rent increase @ \$ 3.00	\$ 45,000
Year 6 5000 square feet, storage rent increase @\$1.50	\$ 7,500
Total rents, year 6	\$ 297,500
Return on outstanding investment	17.5 %
Alternative: Retail / Storage Sale	
15000 square feet, retail @ \$ 190 per square foot	\$ 2,850,000
5000 square foot, storage @ \$100 per square foot	\$ 500,000
Total sales, retail / storage	\$ 3,350,000
Plus / minus on investment	\$ 1,654,000



**FULL
FINANCIAL
REALTY**

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49 Park Avenue
Washington, NJ 07882

Midtown Condo Price List

Building One, Level Two

STUDIO: 1-(502 SF)..... \$113,934
STUDIO: 1-(540 SF)..... \$109,900
STUDIO: 1-(560 SF)..... \$126,520

Building One, Level Two

SINGLE: 1-(633 SF)..... \$139,900
SINGLE: 6-(672 SF)..... \$151,200 to \$158,700
SINGLE: 2-(692 SF)..... \$155,700 to \$160,700

Building One, Levels Three & Four

DOUBLE: 1-(1215 SF)..... \$220,125
DOUBLE: 1-(1235 SF)..... \$209,900
DOUBLE: 1-(1315 SF)..... \$230,125
DOUBLE: 9-(1365 SF)..... \$238,875 to \$248,875

Midtown Condo Pricing - December 2008

Unit #	Bedrooms	Square footage	Base Price	Unit Premium	Total Price	Taxes	Association Fee (Monthly)
201	1	672	\$149,900.00	\$7,500.00	\$157,400.00	\$3,979	\$60.22
202	1	672	\$149,900.00	\$5,000.00	\$154,900.00	\$3,983	\$60.22
203	1	672	\$149,900.00	\$5,000.00	\$154,900.00	\$3,983	\$60.22
204	Studio	502	\$108,934.00	\$5,000.00	\$113,934.00	\$2,920	\$47.54
205	1	672	\$149,900.00	\$5,000.00	\$154,900.00	\$3,983	\$60.22
206	1	692	\$149,900.00	\$5,000.00	\$154,900.00	\$3,983	\$62.12
207	1	692	\$149,900.00		\$149,900.00	\$3,983	\$62.12
208	1	633	\$139,900.00		\$139,900.00	\$3,983	\$57.05
209	Studio	540	\$108,900.00		\$108,900.00	\$3,117	\$50.71
210	1	672	\$149,900.00		\$149,900.00	\$3,983	\$60.22
211	1	672	\$149,900.00		\$149,900.00	\$3,983	\$60.22
212	Studio	560	\$114,900.00	\$5,000.00	\$119,900.00	\$3,230	\$50.71
301	2	1365	\$229,900.00	\$10,000.00	\$239,900.00	\$6,455	\$122.34
302	2	1365	\$229,900.00	\$7,500.00	\$237,400.00	\$6,455	\$122.34
303	2	1365	\$229,900.00	\$7,500.00	\$237,400.00	\$6,455	\$122.34
304	2	1215	\$212,625.00	\$7,500.00	\$220,125.00	\$5,771	\$109.66
305	2	1365	\$229,900.00	\$7,500.00	\$237,400.00	\$6,455	\$122.34
306	2	1365	\$229,900.00	\$7,500.00	\$237,400.00	\$6,455	\$122.34
307	2	1365	\$229,900.00		\$229,900.00	\$6,455	\$122.34
308	2	1315	\$229,900.00		\$229,900.00	\$6,455	\$120.44
309	2	1235	\$199,900.00		\$199,900.00	\$5,863	\$109.66
310	2	1365	\$229,900.00		\$229,900.00	\$6,455	\$122.34
311	2	1365	\$229,900.00		\$229,900.00	\$6,455	\$122.34
312	2	1365	\$229,900.00	\$10,000.00	\$239,900.00	\$6,226	\$122.34

*The taxes depicted are considered to be accurate, but are not guaranteed.