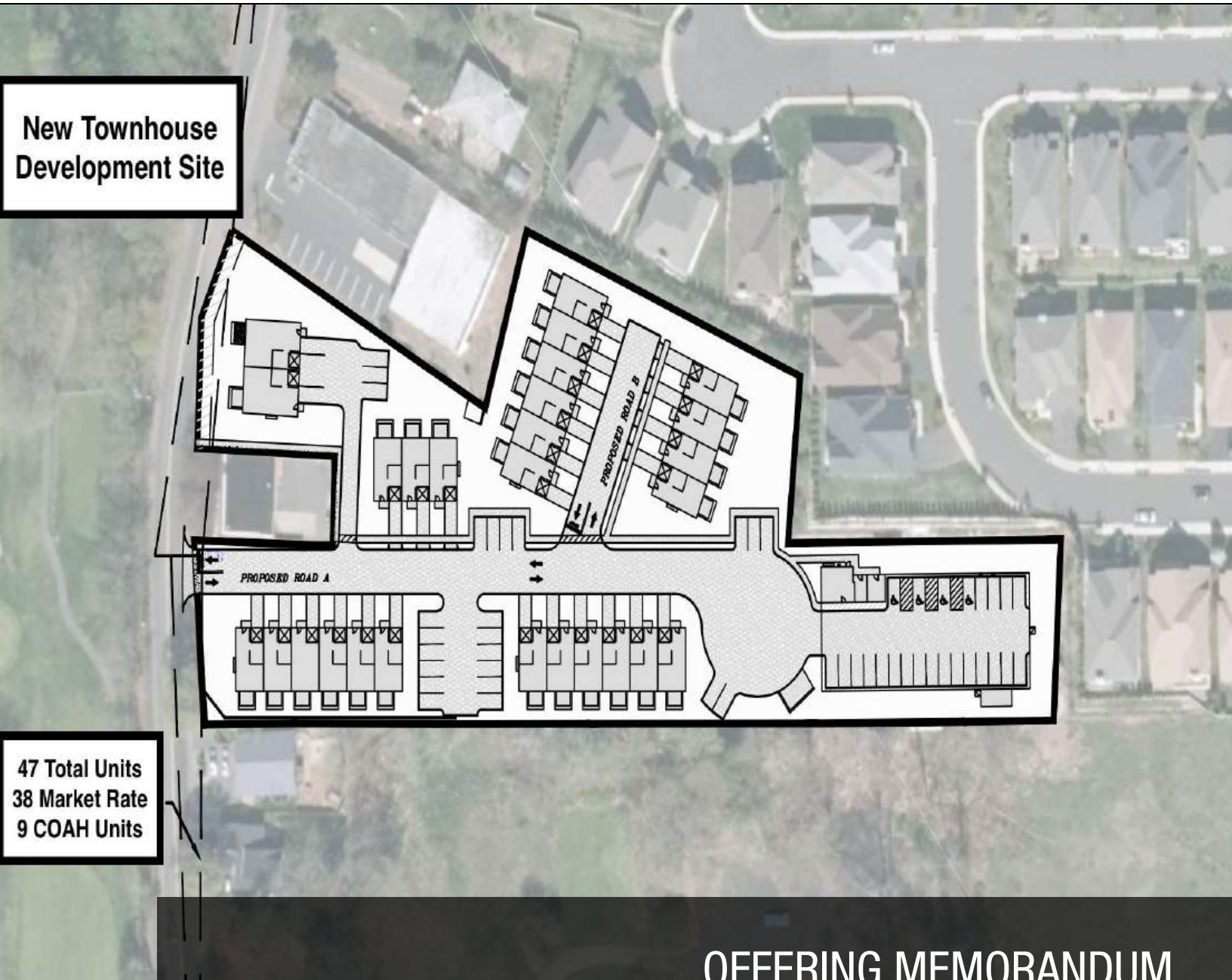


Trophy Development | 47 Unit Approved | Residential Development Site

725-735 JERUSALEM RD, SCOTCH PLAINS, NJ



OFFERING MEMORANDUM

KW COMMERCIAL
2200 Fletcher Ave Suite 500
Fort Lee, NJ 07024

PRESENTED BY:

BRUCE ELIA JR.
Managing Broker | Fort Lee
O: 201.917.5884 X701
C: 201.315.1223
brucejr@kw.com
NJ #0893523

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial | Bruce Elia Jr. | Fort Lee makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial | Bruce Elia Jr. | Fort Lee does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial | Bruce Elia Jr. | Fort Lee in compliance with all applicable fair housing and equal opportunity laws.



LIFESTYLE & CONVENIENCE | 47 UNIT APPROVED | RESIDENTIAL DEVELOPMENT SITE | SCOTCH PLAINS, NJ

PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

TAX MAP

CONCEPT PLAN

PRELIMINARY & FINAL SITE PLAN

LAYOUT AND DIMENSION PLANNING

MULTIFAMILY BUILDING ELEVATIONS

TOWNHOUSE ELEVATIONS

STACKED TOWNHOUSE ELEVATIONS

Property Summary



PROPERTY DESCRIPTION

Presenting a prime development opportunity in Scotch Plains, New Jersey: an approved 47-unit residential project on 2.59 acres, featuring 38 market-rate units and 9 affordable units.

Design & Compliance: The development includes (25) townhomes, (13) apartments, and (9) COAH stacked flat apartments designated as affordable units. This allocation aligns with Scotch Plains' affordable housing obligations under the Mount Laurel doctrine.

Zoning & Approvals: The project received unanimous approval from the Scotch Plains Planning Board, with zoning ordinance changes adopted to facilitate affordable housing development.

Location Highlights: Situated across from the northern end of Scotch Hills Country Club and adjacent to the Heather Glen development, the property offers proximity to recreational amenities and established neighborhoods.

PROPERTY HIGHLIGHTS

- Total Buildable Residential Units: 47 (38 market-rate, 9 affordable)
- Unit Types: 3-story townhouses with (1) car garages + Stacked Flat Townhouses
- Site Area: 2.59 acres
- Situated across from the northern end of Scotch Hills Country Club

OFFERING SUMMARY

Offering Price:	\$5,750,000
Lot Size:	2.59 Acres
Unappealable Approved Plans:	Yes
Approved Unit Count:	47 Units Total
Unit Breakdown Townhouses:	25 Market Rate Townhouses
Unit Breakdown Apartments:	13 Market Rate Apartments
Unit Breakdown COAH	9 COAH Stacked Flats
Document Vault:	Yes Full DD Vault
Due Diligence Period:	45 Days for Purchaser

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	179	1,012	4,520
Total Population	525	3,096	13,717
Average HH Income	\$216,594	\$258,329	\$262,133



Property Description



PROPERTY DESCRIPTION

Presenting a prime development opportunity in Scotch Plains, New Jersey: an approved 47-unit residential project on 2.59 acres, featuring 38 market-rate units and 9 affordable units.

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LOCATION DESCRIPTION

Discover the prime development potential of the vibrant Scotch Plains, NJ area. Situated within the Northern NJ market, the location offers a dynamic mix of commercial opportunities and enticing local attractions.

Nearby, developers and investors will find corporate offices, renowned retail centers, and top-tier dining establishments, providing access to a thriving business community.

Additionally, the area boasts convenient proximity to major transportation routes and essential amenities, ensuring seamless connectivity for future tenants. With its strategic positioning and access to a range of sought-after conveniences, the Scotch Plains area presents an enviable investment prospect for office building investors seeking to capitalize on the region's prosperous economic landscape.

SITE DESCRIPTION

Property sits flat on the site and goes deep in the rear.

POWER DESCRIPTION

Power onsite

GAS DESCRIPTION

Natural Gas



Property Details

Sale Price

\$5,750,000

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Residential
Zoning	Approved Plans
Lot Size	2.588 Acres
Lot Frontage	228 ft
Corner Property	No
Waterfront	No
MLS #	Off Market Exclusive
Power	Yes
Rail Access	No
Environmental Issues	None Known

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Gas / Propane	Yes
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

LOCATION INFORMATION

Building Name	Lifestyle & Convenience 47 Unit Approved Residential Development Site Scotch Plains, NJ
Street Address	725-735 Jerusalem Rd,
City, State, Zip	Scotch Plains, NJ 07076
County	Union
Market	Northern NJ
Township	Scotch Plains
Market Type	Large
Nearest Highway	All Major NJ Highways within 15 Minute Drive
Nearest Airport	Newark Airport: 30 Mins & JFK Airport: 60 Mins

BUILDING INFORMATION

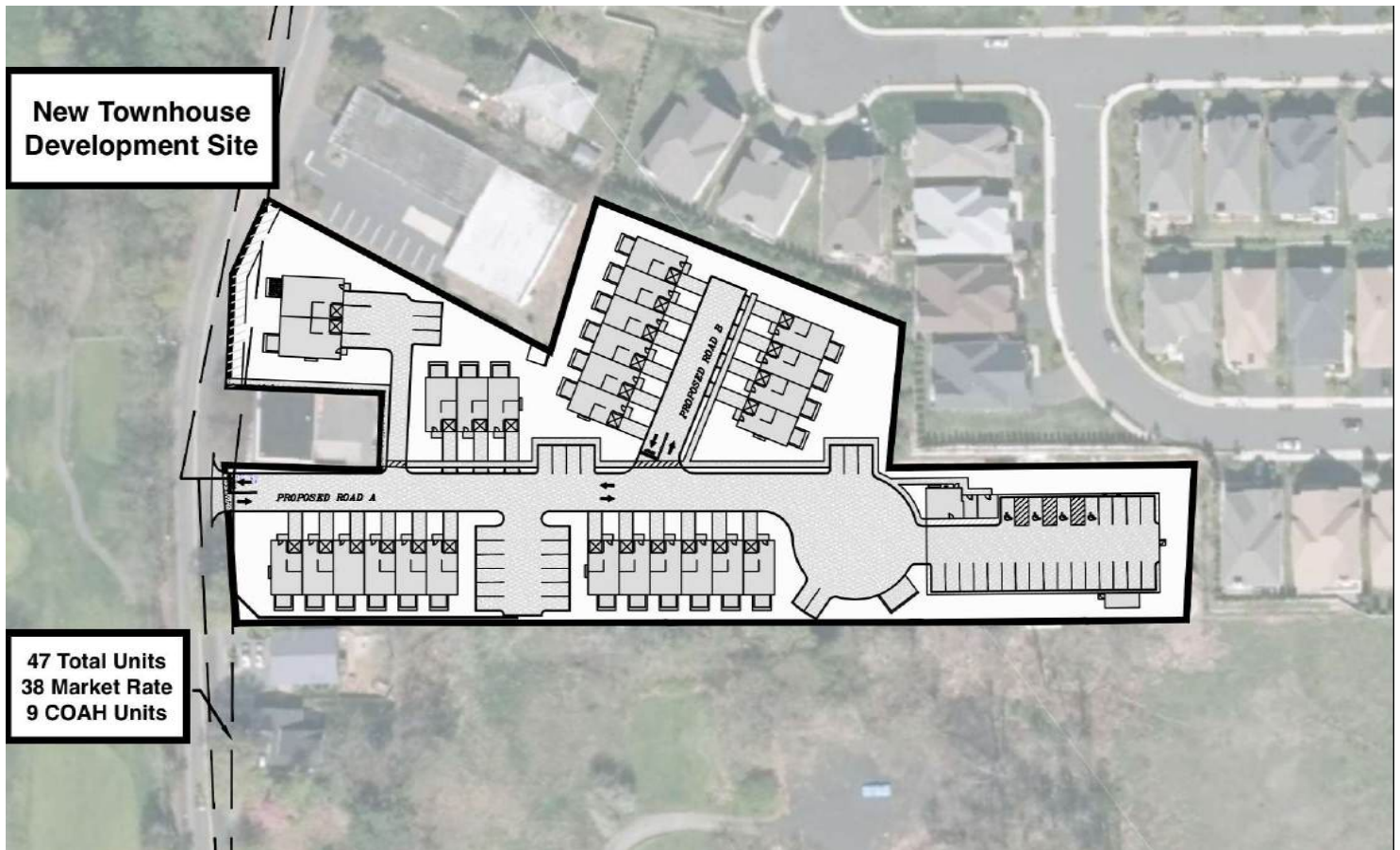
Number of Lots	1
Best Use	Multi-family Development



Tax Map



Concept Plan



Preliminary & Final Site Plan

PRELIMINARY & FINAL SITE PLAN FOR 725-735 JERUSALEM, LLC

725-735 JERUSALEM ROAD
TOWNSHIP OF SCOTCH PLAINS
UNION COUNTY, NEW JERSEY
LOTS 13, 14.01 & 16.02, BLOCK 6201

TAX MAP SHEET No. 62

TOWNSHIP OF SCOTCH PLAINS

200 FEET ADJOINING OWNERS LIST

ADDRESS	PROPERTY ADDRESS	ADJOINING OWNER	ADDRESS	PROPERTY ADDRESS	ADJOINING OWNER
6201-10.01	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.02	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.03	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.04	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.05	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.06	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.07	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.08	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.09	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.10	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.11	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.12	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.13	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.14	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.15	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.16	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.17	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.18	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.19	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.20	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.21	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.22	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.23	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.24	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.25	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.26	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.27	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.28	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.29	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.30	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.31	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.32	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.33	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.34	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.35	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.36	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.37	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.38	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.39	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.40	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.41	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.42	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.43	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.44	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.45	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.46	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.47	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.48	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.49	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.50	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.51	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.52	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.53	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.54	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.55	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.56	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.57	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.58	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.59	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.60	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.61	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.62	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.63	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.64	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.65	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.66	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.67	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.68	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.69	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.70	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.71	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.72	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.73	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.74	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.75	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.76	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.77	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.78	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.79	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.80	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.81	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.82	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.83	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.84	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.85	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.86	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.87	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.88	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.89	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.90	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.91	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.92	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.93	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.94	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.95	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.96	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.97	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-10.98	200 CLOVERDALE DRIVE	ADJOINING OWNER
6201-10.99	200 CLOVERDALE DRIVE	ADJOINING OWNER	6201-11.00	200 CLOVERDALE DRIVE	ADJOINING OWNER

BASEMENT & UTILITY COMPANY INFORMATION

ALL UTILITIES ARE TO BE LOCATED WITHIN THE 10' SETBACK FROM THE FRONT YARD LINE.	ALL UTILITIES ARE TO BE LOCATED WITHIN THE 10' SETBACK FROM THE FRONT YARD LINE.
ALL UTILITIES ARE TO BE LOCATED WITHIN THE 10' SETBACK FROM THE FRONT YARD LINE.	ALL UTILITIES ARE TO BE LOCATED WITHIN THE 10' SETBACK FROM THE FRONT YARD LINE.
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CERTIFICATION OF APPROVAL

APPROVED BY THE PLANNING BOARD
TOWNSHIP OF SCOTCH PLAINS
UNION COUNTY, NEW JERSEY

PREPARED BY: _____ DATE: _____

DESIGNED BY: _____ DATE: _____

DRAWN BY: _____ DATE: _____

CHECKED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____

TAX MAP
1-150

OWNER/APPLICANT:

725-735 JERUSALEM, LLC
3775 PARK AVENUE, UNIT 12
EDISON, NEW JERSEY 08820

DRAWING SCHEDULE	
TITLE	SHEET NUMBER
COVER SHEET	1 OF 11
EXISTING CONDITIONS & QUALITY PLAN	2 OF 11
LANDSCAPE & SITEWORK PLAN	3 OF 11
GRADING & DRAINAGE PLAN	4 OF 11
UTILITIES & ERECTION PLAN	5 OF 11
ROADWAY PROFILE PLAN	6 OF 11
LANDSCAPE PLAN	7 OF 11
SOIL EROSION & SEDIMENT CONTROL PLAN	8 OF 11
CONSTRUCTION DETAILS-1	9 OF 11
CONSTRUCTION DETAILS-2	10 OF 11
CONSTRUCTION DETAILS-3	11 OF 11
LANDSCAPING NOTES DETAIL	12

FINAL FOR SANITARY SEWER DESIGN

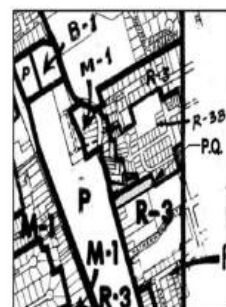
1. ALL UTILITIES SHALL BE LOCATED WITHIN THE 10' SETBACK FROM THE FRONT YARD LINE.	2. ALL UTILITIES SHALL BE LOCATED WITHIN THE 10' SETBACK FROM THE FRONT YARD LINE.
3. ALL UTILITIES SHALL BE LOCATED WITHIN THE 10' SETBACK FROM THE FRONT YARD LINE.	4. ALL UTILITIES SHALL BE LOCATED WITHIN THE 10' SETBACK FROM THE FRONT YARD LINE.
5. ALL UTILITIES SHALL BE LOCATED WITHIN THE 10' SETBACK FROM THE FRONT YARD LINE.	6. ALL UTILITIES SHALL BE LOCATED WITHIN THE 10' SETBACK FROM THE FRONT YARD LINE.
7. ALL UTILITIES SHALL BE LOCATED WITHIN THE 10' SETBACK FROM THE FRONT YARD LINE.	8. ALL UTILITIES SHALL BE LOCATED WITHIN THE 10' SETBACK FROM THE FRONT YARD LINE.
9. ALL UTILITIES SHALL BE LOCATED WITHIN THE 10' SETBACK FROM THE FRONT YARD LINE.	10. ALL UTILITIES SHALL BE LOCATED WITHIN THE 10' SETBACK FROM THE FRONT YARD LINE.

Engineering & Environmental

ONE GATEWAY DRIVE, SUITE 200
PARLIN, NEW JERSEY 07654
P: (732) 855-4300
F: (732) 855-4300



VICINITY MAP
N.T.S.



ZONING MAP
N.T.S.

THOMAS A. FURRY, P.E.

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 3646

PRELIMINARY & FINAL SITE PLAN

COVER SHEET

725-735 JERUSALEM ROAD
BLOCK 6201, LOT 13, 14.01 & 16.02
TOWNSHIP OF SCOTCH PLAINS
UNION COUNTY, NEW JERSEY

SHEET
1 OF 11

PROJECT NO.
725703

DATE: 02/24/2020
REVISION: 01/26/2021



FINAL FOR SANITARY SEWER DESIGN

TOWNSHIP OF SCOTCH PLAINS, UNION COUNTY, NEW JERSEY
BULK SCHEDULE OF GENERAL REGULATIONS
JERUSALEM ROAD REDEVELOPMENT AREA

SECTION 1: PROPOSED DEVELOPMENT

SECTION	ITEM	REMARKS	PROPOSED	EXISTING
1.00	1.00	1.00	1.00	1.00
	1.01	1.01	1.01	1.01
	1.02	1.02	1.02	1.02
	1.03	1.03	1.03	1.03
2.00	2.00	2.00	2.00	2.00
	2.01	2.01	2.01	2.01
	2.02	2.02	2.02	2.02
	2.03	2.03	2.03	2.03
3.00	3.00	3.00	3.00	3.00
	3.01	3.01	3.01	3.01
	3.02	3.02	3.02	3.02
	3.03	3.03	3.03	3.03
4.00	4.00	4.00	4.00	4.00
	4.01	4.01	4.01	4.01
	4.02	4.02	4.02	4.02
	4.03	4.03	4.03	4.03

SECTION 2: PROPOSED DEVELOPMENT

SECTION	ITEM	REMARKS	PROPOSED	EXISTING
1.00	1.00	1.00	1.00	1.00
	1.01	1.01	1.01	1.01
	1.02	1.02	1.02	1.02
	1.03	1.03	1.03	1.03
2.00	2.00	2.00	2.00	2.00
	2.01	2.01	2.01	2.01
	2.02	2.02	2.02	2.02
	2.03	2.03	2.03	2.03
3.00	3.00	3.00	3.00	3.00
	3.01	3.01	3.01	3.01
	3.02	3.02	3.02	3.02
	3.03	3.03	3.03	3.03
4.00	4.00	4.00	4.00	4.00
	4.01	4.01	4.01	4.01
	4.02	4.02	4.02	4.02
	4.03	4.03	4.03	4.03

SECTION 3: PROPOSED DEVELOPMENT

SECTION	ITEM	REMARKS	PROPOSED	EXISTING
1.00	1.00	1.00	1.00	1.00
	1.01	1.01	1.01	1.01
	1.02	1.02	1.02	1.02
	1.03	1.03	1.03	1.03
2.00	2.00	2.00	2.00	2.00
	2.01	2.01	2.01	2.01
	2.02	2.02	2.02	2.02
	2.03	2.03	2.03	2.03
3.00	3.00	3.00	3.00	3.00
	3.01	3.01	3.01	3.01
	3.02	3.02	3.02	3.02
	3.03	3.03	3.03	3.03
4.00	4.00	4.00	4.00	4.00
	4.01	4.01	4.01	4.01
	4.02	4.02	4.02	4.02
	4.03	4.03	4.03	4.03

SECTION 4: PROPOSED DEVELOPMENT

SECTION	ITEM	REMARKS	PROPOSED	EXISTING
1.00	1.00	1.00	1.00	1.00
	1.01	1.01	1.01	1.01
	1.02	1.02	1.02	1.02
	1.03	1.03	1.03	1.03
2.00	2.00	2.00	2.00	2.00
	2.01	2.01	2.01	2.01
	2.02	2.02	2.02	2.02
	2.03	2.03	2.03	2.03
3.00	3.00	3.00	3.00	3.00
	3.01	3.01	3.01	3.01
	3.02	3.02	3.02	3.02
	3.03	3.03	3.03	3.03
4.00	4.00	4.00	4.00	4.00
	4.01	4.01	4.01	4.01
	4.02	4.02	4.02	4.02
	4.03	4.03	4.03	4.03

SECTION 5: PROPOSED DEVELOPMENT

SECTION	ITEM	REMARKS	PROPOSED	EXISTING
1.00	1.00	1.00	1.00	1.00
	1.01	1.01	1.01	1.01
	1.02	1.02	1.02	1.02
	1.03	1.03	1.03	1.03
2.00	2.00	2.00	2.00	2.00

Multifamily Building Elevations



Townhouse Elevations



Stacked Townhouse Elevations



LIFESTYLE & CONVENIENCE | 47 UNIT APPROVED | RESIDENTIAL DEVELOPMENT SITE | SCOTCH PLAINS, NJ

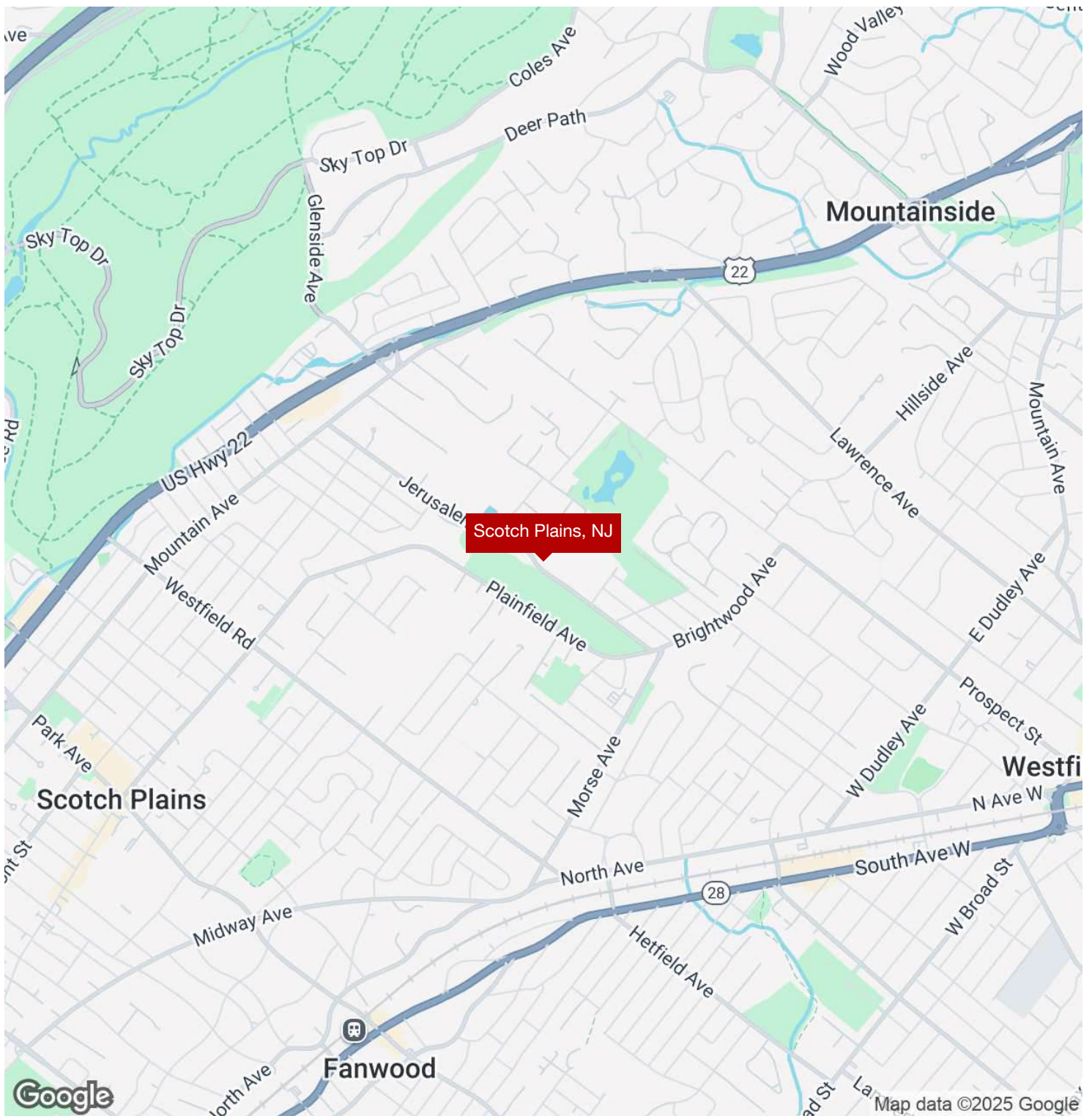
LOCATION INFORMATION

2

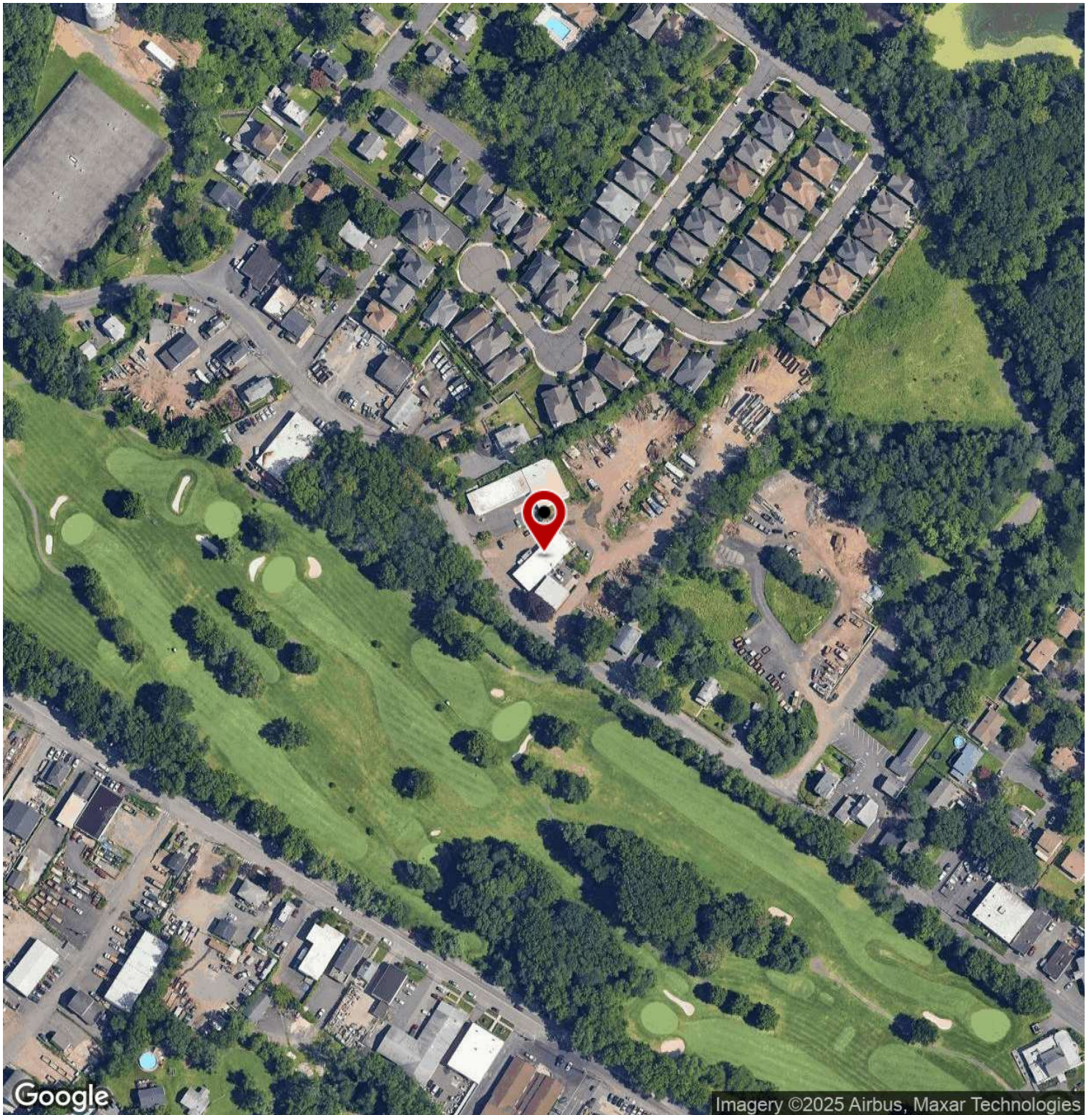
REGIONAL MAP

AERIAL MAP

Regional Map



Aerial Map



LIFESTYLE & CONVENIENCE | 47 UNIT APPROVED | RESIDENTIAL DEVELOPMENT SITE | SCOTCH PLAINS, NJ

FINANCIAL ANALYSIS

3

SALES PROFORMA

Sales Proforma

Unit Breakdown	Sq Ft	Rent PSF	Sale PSF	Monthly Rents	Annual Rents	Sales Price
Townhouse # 1	1,885	\$ 2.00	\$ 475	\$ 3,770	\$ 45,240	\$ 895,375
Townhouse # 2	1,885	\$ 2.00	\$ 475	\$ 3,770	\$ 45,240	\$ 895,375
Townhouse # 3	1,885	\$ 2.00	\$ 475	\$ 3,770	\$ 45,240	\$ 895,375
Townhouse # 4	1,885	\$ 2.00	\$ 475	\$ 3,770	\$ 45,240	\$ 895,375
Townhouse # 5	1,885	\$ 2.00	\$ 475	\$ 3,770	\$ 45,240	\$ 895,375
Townhouse # 6	1,885	\$ 2.00	\$ 475	\$ 3,770	\$ 45,240	\$ 895,375
Townhouse # 7	1,885	\$ 2.00	\$ 475	\$ 3,770	\$ 45,240	\$ 895,375
Townhouse # 8	1,885	\$ 2.00	\$ 475	\$ 3,770	\$ 45,240	\$ 895,375
Townhouse # 9	1,885	\$ 2.00	\$ 475	\$ 3,770	\$ 45,240	\$ 895,375
Townhouse # 10	1,885	\$ 2.00	\$ 475	\$ 3,770	\$ 45,240	\$ 895,375
Townhouse # 11	1,885	\$ 2.00	\$ 475	\$ 3,770	\$ 45,240	\$ 895,375
Townhouse # 12	1,885	\$ 2.00	\$ 475	\$ 3,770	\$ 45,240	\$ 895,375
Townhouse # 13	1,885	\$ 2.00	\$ 475	\$ 3,770	\$ 45,240	\$ 895,375
Townhouse # 14	1,885	\$ 2.00	\$ 475	\$ 3,770	\$ 45,240	\$ 895,375
Townhouse # 15	1,885	\$ 2.00	\$ 475	\$ 3,770	\$ 45,240	\$ 895,375
Townhouse # 16	1,885	\$ 2.00	\$ 475	\$ 3,770	\$ 45,240	\$ 895,375
Townhouse # 17	1,885	\$ 2.00	\$ 475	\$ 3,770	\$ 45,240	\$ 895,375
Townhouse # 18	1,885	\$ 2.00	\$ 475	\$ 3,770	\$ 45,240	\$ 895,375
Townhouse # 19	1,885	\$ 2.00	\$ 475	\$ 3,770	\$ 45,240	\$ 895,375
Townhouse # 20	1,885	\$ 2.00	\$ 475	\$ 3,770	\$ 45,240	\$ 895,375
Townhouse # 21	1,885	\$ 2.00	\$ 475	\$ 3,770	\$ 45,240	\$ 895,375
Townhouse # 22	1,885	\$ 2.00	\$ 475	\$ 3,770	\$ 45,240	\$ 895,375
Townhouse # 23	1,885	\$ 2.00	\$ 475	\$ 3,770	\$ 45,240	\$ 895,375
Townhouse # 24	1,885	\$ 2.00	\$ 475	\$ 3,770	\$ 45,240	\$ 895,375
Townhouse # 25	1,885	\$ 2.00	\$ 475	\$ 3,770	\$ 45,240	\$ 895,375
Townhouse # 26	1,885	\$ 2.00	\$ 475	\$ 3,770	\$ 45,240	\$ 895,375
Townhouse # 27	1,885	\$ 2.00	\$ 475	\$ 3,770	\$ 45,240	\$ 895,375
Townhouse # 28	1,885	\$ 2.00	\$ 475	\$ 3,770	\$ 45,240	\$ 895,375
Townhouse # 29	1,885	\$ 2.00	\$ 475	\$ 3,770	\$ 45,240	\$ 895,375
Stacked Flat # 30	1,042	\$ 2.50	\$ 475	\$ 2,605	\$ 31,260	\$ 494,950
Stacked Flat # 31	753	\$ 2.65	\$ 475	\$ 1,995	\$ 23,945	\$ 357,675
Stacked Flat # 32	1,081	\$ 2.50	\$ 475	\$ 2,703	\$ 32,430	\$ 513,475
Stacked Flat # 33	970	\$ 2.55	\$ 475	\$ 2,474	\$ 29,682	\$ 460,750
Stacked Flat # 34	1,042	\$ 2.50	\$ 475	\$ 2,605	\$ 31,260	\$ 494,950
Stacked Flat # 35	753	\$ 2.65	\$ 475	\$ 1,995	\$ 23,945	\$ 357,675
Stacked Flat # 36	1,081	\$ 2.50	\$ 475	\$ 2,703	\$ 32,430	\$ 513,475
Stacked Flat # 37	970	\$ 2.55	\$ 475	\$ 2,474	\$ 29,682	\$ 460,750
Stacked Flat # 38	868	\$ 2.60	\$ 475	\$ 2,257	\$ 27,082	\$ 412,300
Stacked Flat # 39	753	\$ 2.65	\$ 475	\$ 1,995	\$ 23,945	\$ 357,675
COAH # 1	1,515	\$ 1.00	\$ 150	\$ 1,515	\$ 18,180	\$ 227,250
COAH # 2	1,515	\$ 1.00	\$ 150	\$ 1,515	\$ 18,180	\$ 227,250
COAH # 3	850	\$ 1.00	\$ 150	\$ 850	\$ 10,200	\$ 127,500
COAH # 4	869	\$ 1.00	\$ 150	\$ 869	\$ 10,428	\$ 130,350
COAH # 5	868	\$ 1.00	\$ 150	\$ 868	\$ 10,416	\$ 130,200
COAH # 6	753	\$ 1.00	\$ 150	\$ 753	\$ 9,036	\$ 112,950
COAH # 7	868	\$ 1.00	\$ 150	\$ 868	\$ 10,416	\$ 130,200
COAH # 8	850	\$ 1.00	\$ 150	\$ 850	\$ 10,200	\$ 127,500
COAH # 9	868	\$ 1.00	\$ 150	\$ 868	\$ 10,416	\$ 130,200
47 Total Units	1,885 SF	\$2/ft	\$400/ft	\$ 142,091	\$ 1,705,094	\$ 31,732,950



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SALE COMPARABLES

4

SCOTCH PLAINS | RESIDENTIAL MARKET TRENDS

Scotch Plains | Residential Market Trends

Scotch Plains Residential Market Trends - Realtors Property Resource

5/1/25, 9:20 AM



Scotch Plains in Union County, NJ

Market Trends

Property Type: SF + Condo/TH/Apt

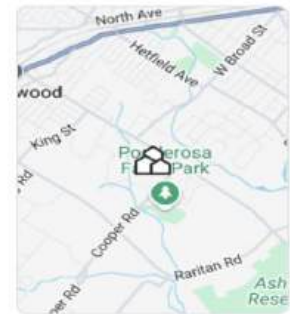
March 2025

Market Type



Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
1.38	106.4%	17	\$960,000
↑ 17.95% MoM	↑ 3.66% MoM	↓ 10.53% MoM	↑ 44.58% MoM



Realtors Property Resource®, LLC

Source: Listings

Scotch Plains Residential Market Trends - Realtors Property Resource

5/1/25, 9:20 AM

Sold Public Records

March 2025

Property Type: SF + Condo/TH/Apt

Median Sold Price	# of Properties	Median \$/Sqft	Median Living Area Sqft	Total \$ Volume
\$923,750	18	\$471	1,612	\$16,851,916
↑ 31% MoM		↑ 17.8% MoM	↓ 18.4% MoM	↓ 3.2% MoM



Realtors Property Resource®, LLC

Source: Public Records



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5/1/2025



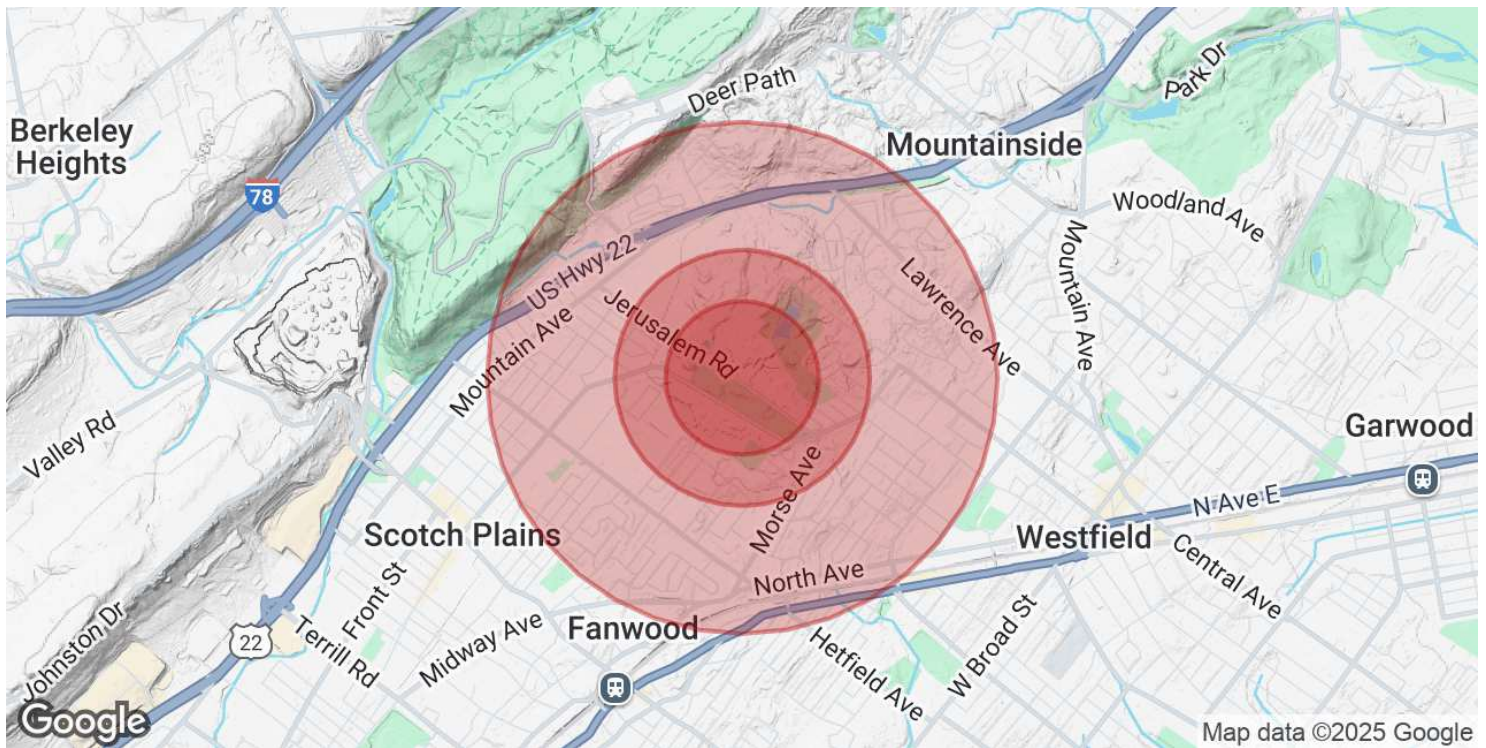
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DEMOGRAPHICS

5

DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	525	3,096	13,717
Average Age	42	40	40
Average Age (Male)	42	39	39
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	179	1,012	4,520
# of Persons per HH	2.9	3.1	3
Average HH Income	\$216,594	\$258,329	\$262,133
Average House Value	\$774,373	\$854,218	\$852,777

Demographics data derived from AlphaMap



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ADDITIONAL INFORMATION

6

VISOR BIO | MANAGING DIRECTOR | KW COMMERCIAL | FORT LEE

Advisor Bio | Managing Director | KW Commercial | Fort Lee



BRUCE ELIA JR.

Managing Broker | Fort Lee

brucejr@kw.com

Direct: 201.917.5884 x701 | Cell: 201.315.1223

NJ #0893523

PROFESSIONAL BACKGROUND

Bruce Elia, Jr. has been a full-time Real Estate Broker & Real Estate Broker for the past 14 years, after having very varied earlier careers. Bruce was hired on Wall Street after college, earning his Series 7, Series 63 and worked for PHD Capital, whose founders and operating principles were Nelson Braff and Jodi Eisenberg. After a little over a year there, Bruce chose not to continue with the Series 24 licensing for stock broker trading. Bruce decided to get his real estate license and started full-time as a wholesale investor and Realtor® in 2009 and is now a founding partner, with Al Donohue of Keller Williams City Views in Fort Lee. His advanced real estate training, designations, and track record of success is proven in the commercial real estate world. His contact database of principals and of colleagues is what a seller or buyer needs representing them in today's New Jersey Real Estate Market. Bruce takes great pride in the relationships he builds and works relentlessly on the client's behalf to accomplish their real estate goals. Bruce and his team of over 355+ real estate experts (broker & agent-associates) selling over \$500,000,000 annually in sales, representing the best and brightest in the industry, and always striving to lead the field in research, innovation, and consumer education through technologically advanced business models and CRM systems.

EDUCATION

Sales-Associate License - April 2008'
 Bachelor Degree - University of New Hampshire - June 2008'
 Broker-Associate License - May 2011'
 Certified Negotiation Expert (C.N.E.)
 Financial Analysis for Commercial Real Estate (C.C.I.M)
 Feasibility Analysis for Commercial Real Estate (C.C.I.M)
 Financial Modeling for Real Estate Development (C.C.I.M)
 RE Development: Acquisitions (C.C.I.M)
 Industrial Designation - Financial Analysis (C.C.I.M)
 Multi-family Feasibility and Analysis (C.C.I.M)

MEMBERSHIPS

KW Commercial Advertised on 300+ Websites
 Premium Level Co-Star, Loopnet, & Crexi Commercial Websites
 NJMLS, HCMLS, GSMLS
 Eastern Bergen County Board of Realtors
 Platinum Circle of Excellence Award Recipient

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 2200 Fletcher Ave Suite 500
 Fort Lee, NJ 07024

