

FOR SALE | INVESTMENT, 3 CONDOMINIUM UNITS

# INVESTMENT, 3 CONDOMINIUM UNITS

14-26-28 Alana Drive | Hawthorne, NJ 07056

**Sitar**  
Realty Company



FOR MORE INFORMATION, PLEASE CONTACT:

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**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

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## PROPERTY SUMMARY

<b>Sale Price:</b>	\$1,050,000
<b>Number Of Units:</b>	3
<b>APN #:</b>	Block 147, Lots 51, 57, 58
<b>Cross Streets:</b>	Metro Vista Drive

## PROPERTY OVERVIEW

3 Townhome Units for Sale

## LOCATION OVERVIEW

Units are located on Alana Drive, approximately one mile off Route 208. Conveniently located near highways, shopping and commuter train to NYC. Nearby schools include Roosevelt Elementary School, High Mountain Middle School and Hawthorne High School.

## PROPERTY HIGHLIGHTS

- \$350,000 per unit
- Single family townhomes
- Open floor plan is light and airy with spectacular winter views of the NYC Skyline
- Park like setting with beautifully maintained landscape
- Each unit measures approximately 1,584 sq. ft.
- Lot Sizes  $\pm$  .07 acres
- Property Taxes  $\pm$  \$10,500 per unit
- Complete Rent Roll/Leases/P&L upon request

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## Monthly Rent (plus utilities)

14 Alana Drive	Hawthorne	\$1,850
26 Alana Drive	Hawthorne	\$2,050
28 Alana Drive	Hawthorne	\$1,825

Note - HOA for all properties / so association fee also.  
Rent Roll as of September 2019



## 14, 26, 28, ALANA DRIVE HAWTHORNE, NEW JERSEY 10 YEAR PROFORMA

	Sq. Ft.	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
14 Alana Drive	1,584	\$ 15,474	\$ 15,861	\$ 16,257	\$ 16,664	\$ 17,080	\$ 17,507	\$ 17,945	\$ 18,394	\$ 18,854	\$ 19,325	\$ 173,361
26 Alana Drive	1,584	\$ 15,567	\$ 15,956	\$ 16,355	\$ 16,764	\$ 17,183	\$ 17,613	\$ 18,053	\$ 18,504	\$ 18,967	\$ 19,441	\$ 174,403
28 Alana Drive	1,584	\$ 15,298	\$ 15,680	\$ 16,072	\$ 16,474	\$ 16,886	\$ 17,308	\$ 17,741	\$ 18,185	\$ 18,639	\$ 19,105	\$ 171,389
Totals	4,752	\$ 46,339	\$ 47,497	\$ 48,685	\$ 49,902	\$ 51,150	\$ 52,428	\$ 53,739	\$ 55,083	\$ 56,460	\$ 57,871	\$ 519,154

Total NOI Average over 10 Years \$ 51,915

Blended Cap Rate Over 10 Years 4.94%

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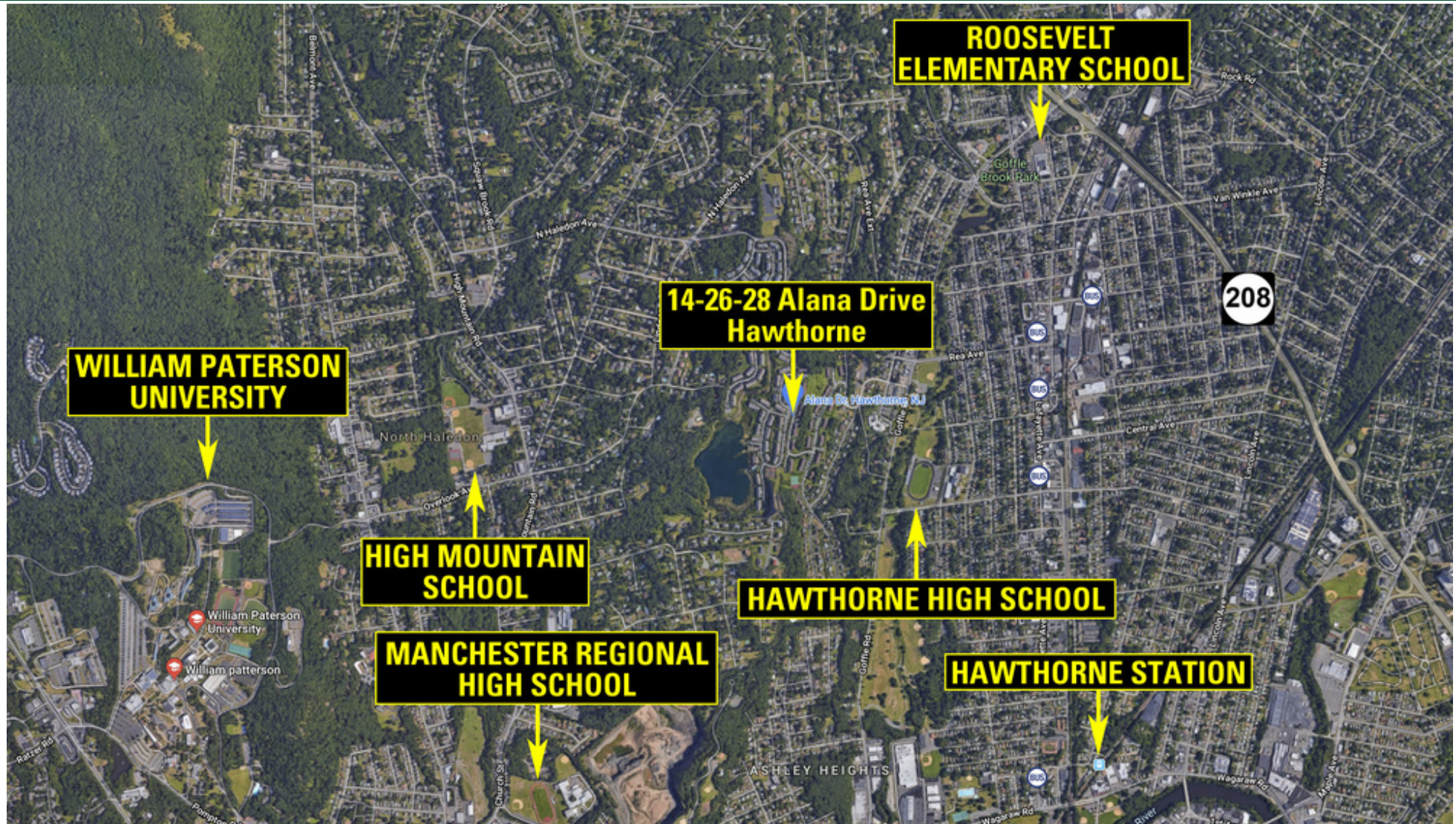


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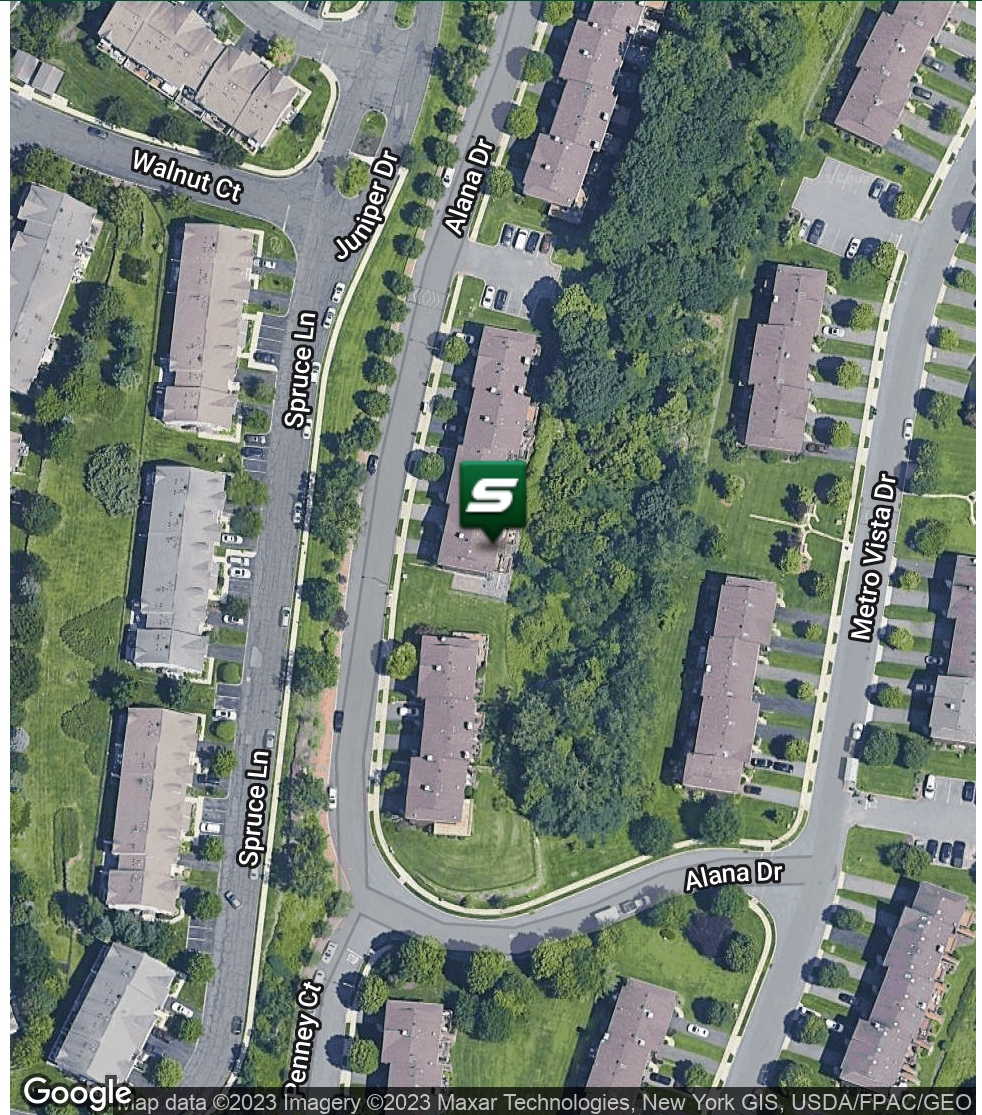
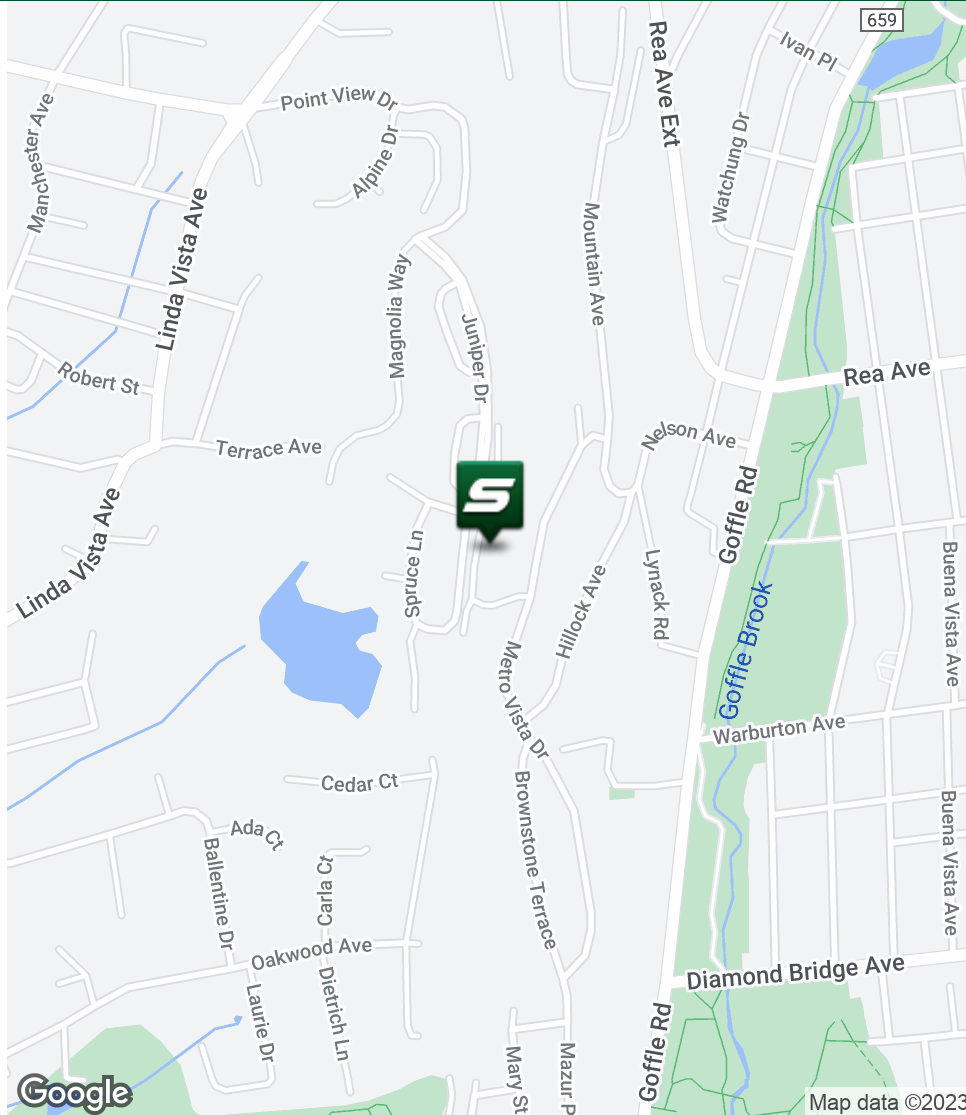


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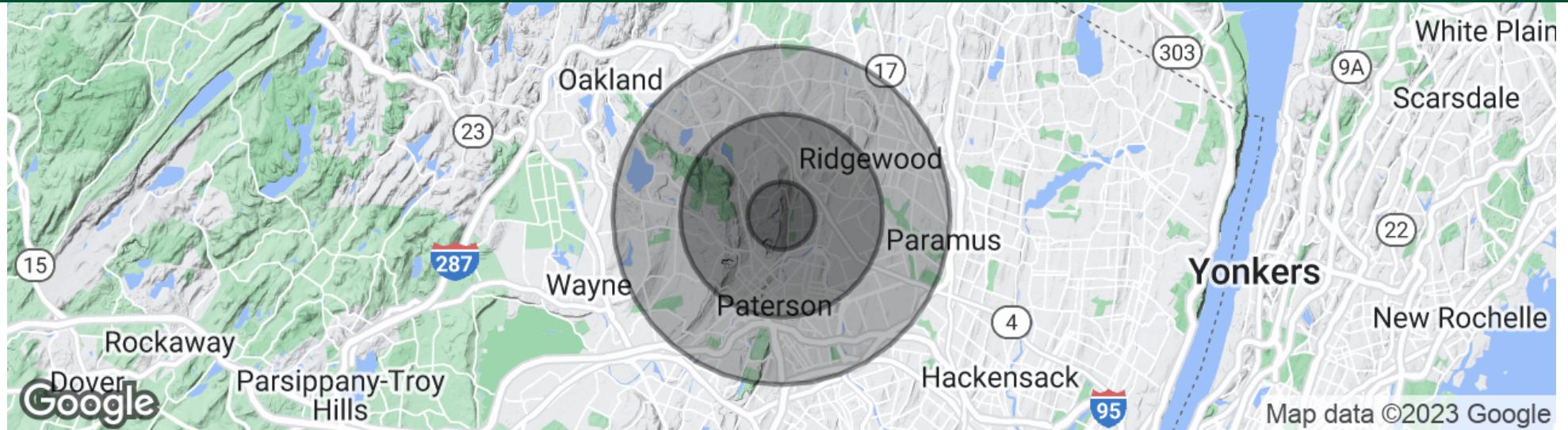
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	13,515	193,715	446,633
Median age	39.4	34.4	37.0
Median age (Male)	38.2	32.2	35.2
Median age (Female)	40.1	37.0	38.9

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,690	62,093	146,987
# of persons per HH	2.9	3.1	3.0
Average HH income	\$94,566	\$79,613	\$91,910
Average house value	\$515,554	\$500,414	\$502,923

\* Demographic data derived from 2020 ACS - US Census

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## Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

## Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

## Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over- assessed and based on the results of our analysis we can reduce your property tax burden.

## Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

## Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

## Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

## Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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