

# 201 Claremont Ave | Jersey City, NJ 07305

17 Units | 33% Upside | 7.04% Cap Rate | Value-Add | Bergen Lafayette

**Multifamily  
Investment Opportunity**

Offering Memorandum



**MATTHEWS™**

## Exclusively Listed By



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# MATTHEWS™

New York City

±6.9 Miles





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# Property Overview

201 Claremont Ave  
Jersey City, NJ 07305



# Transportation Map

## Manhattan

Exchange Place  
PATH Station



5-Minute Average Ride to  
Manhattan Via PATH Train

13-Minute Light Rail Ride

MLK Drive  
Light Rail Stop



7-Minute Walk

201 Claremont Ave



# 201 Claremont Ave

Jersey City, NJ 07305

**17**

Units

**33%**

Upside

**7.04%**

Cap Rate

**\$194K**

Price Per Unit



# Financial Overview

201 Claremont Ave  
Jersey City, NJ 07305



# Executive Summary

**\$3,295,000**  
Offering Price

**\$350,953**  
Gross Income

**\$231,924**  
Net Operating Income

**7.04%**  
Cap Rate

## Executive Summary

<b>Property Address</b>	201 Claremont Ave Jersey City, NJ 07305
<b>Rentable SF</b>	±8,750 SF
<b>Block / Lot</b>	23101 / 12
<b>Number of Units</b>	17
<b>Property Taxes</b>	\$35,057

## Rent Roll Analysis

Unit Type	Units	Avg SF	Actual		Pro Forma		% Upside
			Avg Rent	Avg \$/PSF	Market Rent	Avg \$/PSF	
2 Bed/1 Bath	13	754	\$1,685	\$27	\$2,250	\$36	34%
3 Bed/1 Bath	4	913	\$1,835	\$24	\$2,400	\$32	31%
<b>Total / Averages</b>	<b>17</b>	<b>791</b>	<b>\$1,720</b>	<b>\$26</b>	<b>\$2,285</b>	<b>Total Upside</b>	<b>33%</b>

## Proposed Debt Financing

<b>Proposed Debt Financing</b>	
Interest Only Calculation	No
Interest Only Period	0
<b>Inputs</b>	
Min DCR	1.25
Interest Rate	5.5%
Term	5 Years
Amortization	30 Years
<b>Loan Sizing</b>	
Capitalized Value	\$3,295,000
Loan at 75% LTV	\$2,471,250
Loan at MIN DCR	\$2,723,128
Max Loan Amount	\$2,471,250
Loan-to-Value	75%
Annual Debt Service	\$168,378
Interest Only Debt Service	\$135,919
<b>Additional Equity</b>	
Closing Costs (1.25%)	\$41,188
CapEx / Renovation Budget	\$76,500

# Summary of Terms

## Interest Offered

Matthews™ has been selected to exclusively market for sale 201 Claremont Ave, a multifamily building in Jersey City, NJ.

## Terms Of Sale

201 Claremont Ave is being offered free and clear of debt at a purchase price of \$3,295,000.

## Property Tours

All property tours must be arranged with the Matthews™ listing agent. At no time shall the tenants, on-site management or staff be contacted without prior approval.



# Investment Overview



## The Opportunity

Matthews™ is pleased to exclusively present for sale 201 Claremont Ave, a 17-unit multifamily investment opportunity located in the Bergen-Lafayette neighborhood of Jersey City. The property represents a compelling value-add opportunity with a 7.04% cap rate and approximately 33% upside through continued rent growth. The brick building features a strong mix of two- and three-bedroom apartments, with renovated units offering immediate cash flow and long-term appreciation potential. The tenants are responsible for cooking gas and electricity, while the landlord covers heat, hot water, common area electric, water, and sewer.

The property is strategically located approximately a 7-minute walk from the MLK Drive light rail stop, which provides a 17-minute commute to Manhattan via the PATH train, making it an ideal option for commuters seeking convenient access to New York City. The building also benefits from convenient access to major highways including Route 1&9, I-95, and I-78, with Newark Liberty International Airport just minutes away.

Bergen-Lafayette continues to emerge as one of Jersey City's most dynamic and rapidly evolving neighborhoods, driven by significant public and private investment, expanding residential development, and ongoing neighborhood revitalization. Anchored by Liberty State Park and supported by the Hudson-Bergen Light Rail, the area offers residents convenient access to Downtown Jersey City and Manhattan while maintaining a strong neighborhood identity. As housing costs continue to rise in Manhattan and other core Hudson County submarkets, Bergen-Lafayette remains an attractive alternative for renters seeking larger unit sizes, improved housing stock, and relative affordability. The neighborhood's continued redevelopment momentum, growing retail presence, and proximity to major employment centers support long-term rental stability and position the area as a compelling and resilient multifamily investment market.

# Investment Highlights

## Value-Add Opportunity

- 17 Units
- 33% Upside
- 7.04% Cap Rate
- \$194K Price Per Unit
- Less than 25 minutes to Manhattan

## Building Highlights

- Brick Building
- Renovated Units
- Strong unit mix of two- & three-bedroom units
- Separately metered units
- Tenants pay for cooking gas & electric
- Landlord pay for heat, hot water, common area electric & water/sewer
- Prime Location in Bergen Lafayette

## Convenient Transportation

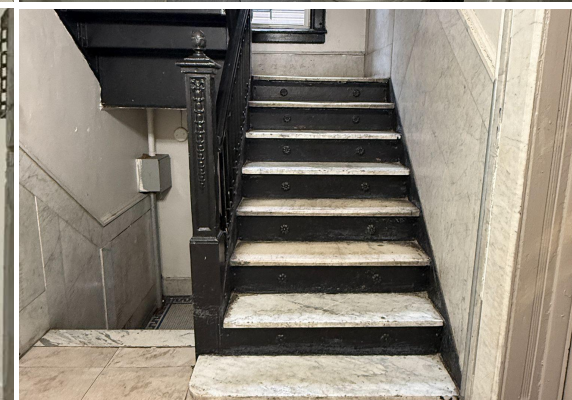
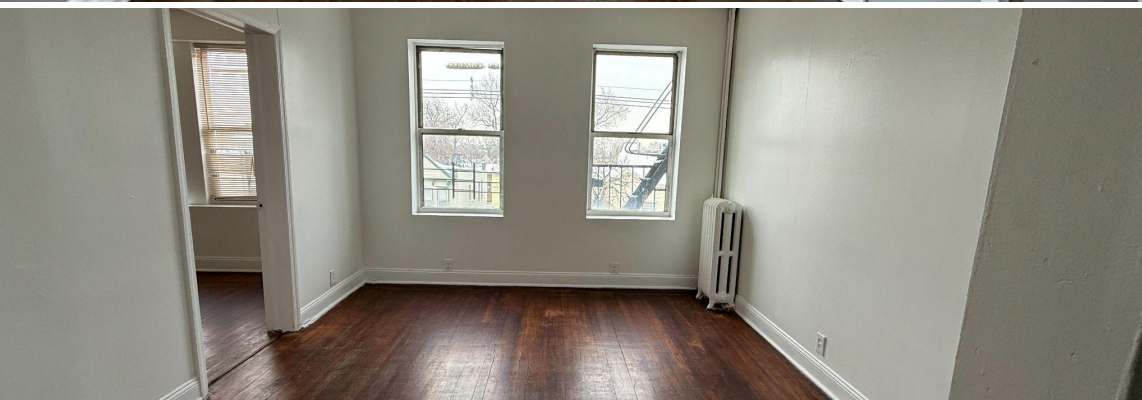
- The building is approximately an 7-minute walk to the MLK Drive light rail stop which provides a 17 minute ride to Manhattan via the PATH train.



# Exterior Photos



# Interior Photos



# Utilities Photos



# Financial Overview

201 Claremont Ave  
Jersey City, NJ 07305

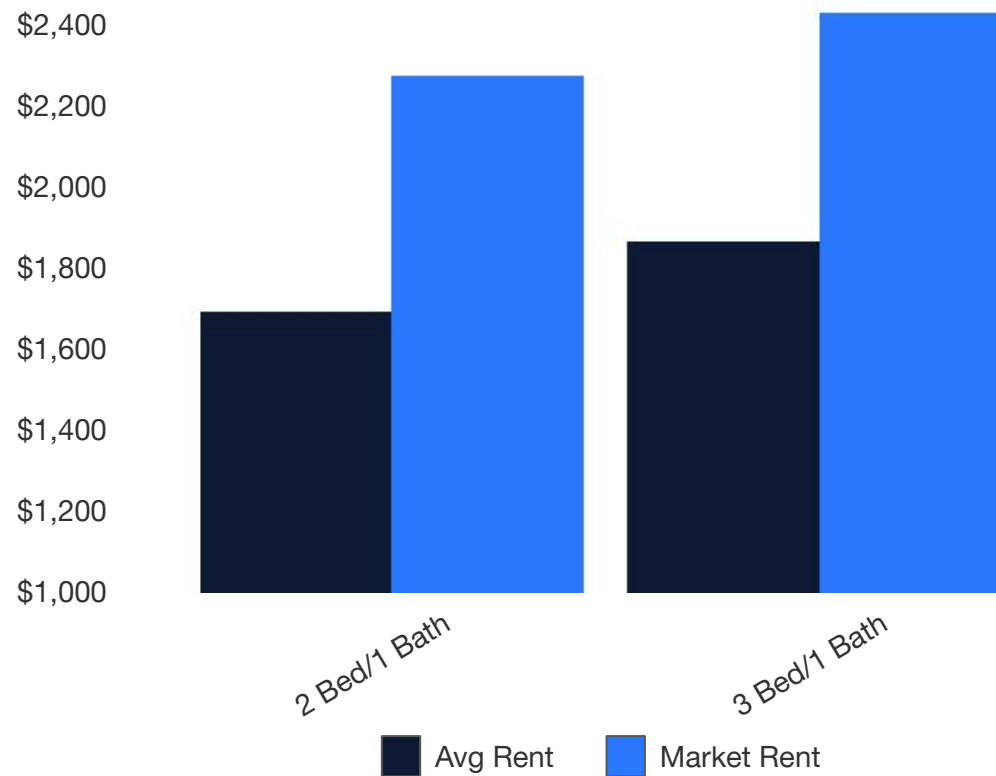


# Rent Roll

Unit #	Bedrooms	SF (approx)	Actual	\$/PSF	Pro Forma	\$/PSF
1	2 Bed/1 Bath	750	\$1,850	\$30	\$2,250	\$36
2	3 Bed/1 Bath	950	\$2,000	\$25	\$2,400	\$30
3	2 Bed/1 Bath	750	\$1,794	\$29	\$2,250	\$36
4	2 Bed/1 Bath	750	\$1,346	\$22	\$2,250	\$36
5	2 Bed/1 Bath	750	\$1,803	\$29	\$2,250	\$36
6	3 Bed/1 Bath	950	\$1,864	\$24	\$2,400	\$30
7	2 Bed/1 Bath	750	\$1,867	\$30	\$2,250	\$36
8	2 Bed/1 Bath	800	\$1,866	\$28	\$2,250	\$34
9*	2 Bed/1 Bath	750	\$2,070	\$33	\$2,250	\$36
10	3 Bed/1 Bath	800	\$2,000	\$30	\$2,400	\$36
11	2 Bed/1 Bath	750	\$866	\$14	\$2,250	\$36
12	2 Bed/1 Bath	750	\$2,009	\$32	\$2,250	\$36
12A	2 Bed/1 Bath	750	\$2,132	\$34	\$2,250	\$36
14	3 Bed/1 Bath	950	\$1,474	\$19	\$2,400	\$30
15	2 Bed/1 Bath	750	\$1,900	\$30	\$2,250	\$36
16	2 Bed/1 Bath	750	\$710	\$11	\$2,250	\$36
17	2 Bed/1 Bath	750	\$1,695	\$27	\$2,250	\$36
<b>Total/Avg.</b>	<b>17</b>	<b>8,750</b>	<b>\$29,246</b>	<b>\$27</b>	<b>\$38,850</b>	<b>\$35</b>
<b>Annual Residential Income</b>			<b>\$350,953</b>			
<b>Gross Potential Income</b>					<b>\$466,200</b>	

# Rent Roll Analysis

Unit Type	Units	Avg SF	Actual		Pro Forma		% Upside
			Avg Rent	Avg \$/PSF	Market Rent	Avg \$/PSF	
2 Bed/1 Bath	13	754	\$1,685	\$27	\$2,250	\$36	34%
3 Bed/1 Bath	4	913	\$1,835	\$24	\$2,400	\$32	31%
<b>Total / Averages</b>	<b>17</b>	<b>791</b>	<b>\$1,720</b>	<b>\$26</b>	<b>\$2,285</b>	<b>Total Upside</b>	<b>33%</b>



# Income & Expenses

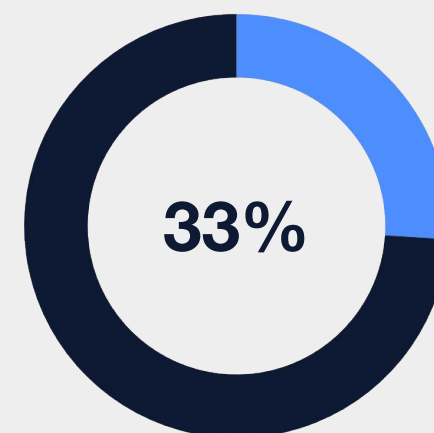
Income	Actual		Proforma	
		%EGI		%EGI
Annual Residential Income	\$350,953		\$466,200	
Less Vacancy & Credit Loss	-\$10,529	3%	-\$13,986	3%
Other Income (1)	\$3,600		\$3,672	
<b>Effective Gross Income</b>	<b>\$344,025</b>		<b>\$455,886</b>	

Expenses	Actual		Proforma	
	%EGI	Per Unit	%EGI	Per Unit
Property Taxes	\$35,057	10%	\$35,758	8%
Insurance	\$13,600	4%	\$13,872	3%
Water & Sewer	\$14,167	4%	\$14,450	3%
PSEG	\$20,033	6%	\$20,434	4%
Repairs & Maintenance	\$8,500	2%	\$8,670	2%
Pest Control	\$1,275	0%	\$1,301	0%
Super	\$8,500	2%	\$8,670	2%
Management Fee	\$10,168	3%	\$13,677	3%
Legal & Accounting	\$800	0%	\$816	0%
<b>Total Expenses</b>	<b>\$112,100</b>	<b>33%</b>	<b>\$117,647</b>	<b>26%</b>
<b>Net Operating Income</b>	<b>\$231,924</b>		<b>\$338,239</b>	

(1) Water Reimbursement

## Expense Ratio



Taxes Per Foot

**\$4.01**

Taxes Per Unit

**\$2,062**

# Valuation Summary

**\$3,295,000**

Sales Price

**7.04%**

Cap Rate (Actual)

**10.27%**

Cap Rate (Pro Forma)

**\$193,824**

Price Per Unit

**\$941,438**

Investor Capital

**6.75%**

Cash-on-Cash

**24.71%**

IRR

## Cap Rate Value

	<b>\$231,924 (Actual)</b>	<b>\$338,239 (Pro Forma)</b>
7.04%	\$3,295,000	\$4,805,000

## GRM Value

	<b>\$350,953 (Actual)</b>	<b>\$466,200 (Pro Forma)</b>
10	\$3,510,000	\$4,662,000

## \$/PSF Value

	<b>\$365</b>	<b>\$377</b>	<b>\$388</b>
	\$3,196,000	\$3,295,000	\$3,394,000

## Proposed Debt Financing

<b>Proposed Debt Financing</b>	
Interest Only Calculation	No
Interest Only Period	0
<b>Inputs</b>	
Min DCR	1.25
Interest Rate	5.5%
Term	5 Years
Amortization	30 Years
<b>Loan Sizing</b>	
Capitalized Value	\$3,295,000
Loan at 75% LTV	\$2,471,250
Loan at MIN DCR	\$2,723,128
Max Loan Amount	\$2,471,250
Loan-to-Value	75%
Annual Debt Service	\$168,378
Interest Only Debt Service	\$135,919
<b>Additional Equity</b>	
Closing Costs	1.25% \$41,188
CapEx / Renovation Budget	\$76,500

# Cash Flow Assumptions

<b>Purchase</b>		
Purchase Price		\$3,295,000
Earnest Money Deposit	5%	\$164,750
Down Payment	25%	\$823,750
Mortgage		\$2,471,250
Interest Rate		5.50%
Amortization		30 years
Closing Costs	1.25%	\$41,188
CapEx Raise (2 years)		\$76,500
<b>Total Investor Capital</b>		<b>\$941,438</b>
<b>Income &amp; Expenses</b>		
Gross Potential Income		\$350,953
- Vacancy & Credit Loss	3.0%	-\$10,529
+ Other Income		\$3,600
= Effective Gross Income		\$344,025
- Expenses (Actual)		\$112,100
<b>= Net Operating Income</b>		<b>\$231,924</b>
<b>Cash Flow</b>		
	IO Period	0 years
Annual Debt Service		\$168,378
IO Annual Debt Service	No	\$135,919
<b>Cash Flow After Debt Service</b>		<b>\$63,546</b>
<b>Growth Factor - Apartments</b>		
Rent Growth Factor		4.94%
Expense Growth Factor		2.50%
Market Turnover		15.00%
Increase effectiveness		40.00%
Allowable Increase		4.00%
Apartments Upside		25.61%

<b>Cash-Out Refinance</b>		
		5
Net Operating Income		\$292,948
Debt Coverage Ratio		1.25
Max Annual Debt Service		\$234,359
Interest Rate		5.25%
Amortization		30
Loan Amount		\$3,536,717
- Closing Costs	1%	\$35,367
- Outstanding Loan Balance		\$2,326,394
= Proceeds from Refinance		\$1,174,956
Return of Investor Capital		\$941,438
% Return of Investor Capital		100.00%
Profit from Refinance		\$233,519
<b>Capital Account Balance</b>		<b>\$0</b>
<b>Disposition</b>		
		10
Net Operating Income		\$389,550
Terminal Cap Rate		6.25%
Sales Price		\$6,232,804
- Cost of Sale	5%	\$311,640
- Outstanding Loan Balance		\$3,194,265
= Proceeds from Sale		\$2,726,899
Return of Investor Capital		\$0
Profit from Sale		\$2,726,899
<b>Capital Account Balance</b>		<b>\$0</b>
<b>Annual Improvements / Renovation Budget</b>		
Estimated annual unit turnover		2.6
Estimated unit renovation cost		\$15,000
Common area upgrades		\$0
Mechanical upgrades		\$0
<b>Estimated Annual Cap/Ex Budget</b>		<b>\$38,250</b>

# Cash Flow Analysis

	Year 1	Year 2	Year 3	Year 4	Refinance Year 5	Year 6	Year 7	Year 8	Year 9	Sale Year 10
<b>Income</b>										
Gross Potential Income	\$350,953	\$368,278	\$386,459	\$405,536	\$425,556	\$446,564	\$468,609	\$491,742	\$516,017	\$541,491
Vacancy & Credit Loss	-\$10,529	-\$11,048	-\$11,594	-\$12,166	-\$12,767	-\$13,397	-\$14,058	-\$14,752	-\$15,481	-\$16,245
Other Income	\$3,600	\$3,672	\$3,745	\$3,820	\$3,897	\$3,975	\$4,054	\$4,135	\$4,218	\$4,302
<b>Effective Gross Income</b>	<b>\$344,025</b>	<b>\$360,902</b>	<b>\$378,610</b>	<b>\$397,191</b>	<b>\$416,686</b>	<b>\$437,142</b>	<b>\$458,605</b>	<b>\$481,125</b>	<b>\$504,754</b>	<b>\$529,548</b>
<b>Expenses (Actual)</b>										
Property Taxes	\$35,057	\$35,933	\$36,832	\$37,753	\$38,696	\$39,664	\$40,655	\$41,672	\$42,714	\$43,781
Insurance	\$13,600	\$13,940	\$14,289	\$14,646	\$15,012	\$15,387	\$15,772	\$16,166	\$16,570	\$16,985
Water & Sewer	\$14,167	\$14,521	\$14,884	\$15,256	\$15,638	\$16,029	\$16,429	\$16,840	\$17,261	\$17,693
PSEG	\$20,033	\$20,534	\$21,047	\$21,573	\$22,113	\$22,666	\$23,232	\$23,813	\$24,408	\$25,018
Repairs & Maintenance	\$8,500	\$8,713	\$8,930	\$9,154	\$9,382	\$9,617	\$9,857	\$10,104	\$10,356	\$10,615
Pest Control	\$1,275	\$1,307	\$1,340	\$1,373	\$1,407	\$1,443	\$1,479	\$1,516	\$1,553	\$1,592
Super	\$8,500	\$8,713	\$8,930	\$9,154	\$9,382	\$9,617	\$9,857	\$10,104	\$10,356	\$10,615
Management Fee	\$10,168	\$10,422	\$10,683	\$10,950	\$11,224	\$11,504	\$11,792	\$12,087	\$12,389	\$12,699
Legal & Accounting	\$800	\$820	\$841	\$862	\$883	\$905	\$928	\$951	\$975	\$999
<b>Total Expenses</b>	<b>\$112,100</b>	<b>\$114,903</b>	<b>\$117,775</b>	<b>\$120,720</b>	<b>\$123,738</b>	<b>\$126,831</b>	<b>\$130,002</b>	<b>\$133,252</b>	<b>\$136,583</b>	<b>\$139,998</b>
<b>Net Operating Income (NOI)</b>	<b>\$231,924</b>	<b>\$245,999</b>	<b>\$260,835</b>	<b>\$276,471</b>	<b>\$292,948</b>	<b>\$310,310</b>	<b>\$328,603</b>	<b>\$347,873</b>	<b>\$368,171</b>	<b>\$389,550</b>
Debt Service	\$168,378	\$168,378	\$168,378	\$168,378	\$168,378	\$234,359	\$234,359	\$234,359	\$234,359	\$234,359
<b>Cash Flow After Debt Service</b>	<b>\$63,546</b>	<b>\$77,621</b>	<b>\$92,457</b>	<b>\$108,093</b>	<b>\$124,570</b>	<b>\$75,952</b>	<b>\$94,244</b>	<b>\$113,514</b>	<b>\$133,813</b>	<b>\$155,192</b>
<b>Distributions</b>										
Investor Proceeds from Refi or Sale	\$0	\$0	\$0	\$0	\$233,519	\$0	\$0	\$0	\$0	\$2,726,899
Total Investor Cash Flow	\$63,546	\$77,621	\$92,457	\$108,093	\$358,089	\$75,952	\$94,244	\$113,514	\$133,813	\$2,882,091
<b>Capital Account Balance (end of year)</b>	<b>\$941,438</b>	<b>\$941,438</b>	<b>\$941,438</b>	<b>\$941,438</b>	<b>\$941,438</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Investor Cash-on-Cash Return</b>	<b>6.7%</b>	<b>8.2%</b>	<b>9.8%</b>	<b>11.5%</b>	<b>38.0%</b>	<b>Infinity</b>	<b>Infinity</b>	<b>Infinity</b>	<b>Infinity</b>	<b>Infinity</b>

# 10 Year IRR

## Investor Cash Flow and Return

Year	Investor Capital	Cash Flow Distribution	Return of Investor Capital	Proceeds From Refi or Sale	Total
0	-\$941,438				-\$941,438
1		\$63,546			\$63,546
2		\$77,621			\$77,621
3		\$92,457			\$92,457
4		\$108,093			\$108,093
5		\$124,570			\$124,570
6		\$75,952	\$941,438	\$233,519	\$1,250,908
7		\$94,244			\$94,244
8		\$113,514			\$113,514
9		\$133,813			\$133,813
10		\$155,192		\$2,726,899	\$2,882,091
<b>Total</b>	<b>-\$941,438</b>	<b>\$1,039,003</b>	<b>\$941,438</b>	<b>\$2,960,418</b>	<b>\$3,999,421</b>
<b>Investor IRR</b>					<b>24.71%</b>
<b>Investor ROI</b>					<b>425%</b>

# Market Overview

201 Claremont Ave  
Jersey City, NJ 07305



# Jersey City, NJ

## Market Demographics



**289,700**  
Total Population

**\$94,813**  
Median HH Income

**123,132**  
# of Households

**28.8%**  
Homeownership Rate

**157,108**  
Employed Population

**56.8%**  
% Bachelor's Degree

**34.7**  
Median Age

**\$534,500**  
Median Property Value

## Neighborhood Overview [Bergen-Lafayette](#)

Bergen-Lafayette is a historically significant and steadily evolving neighborhood within Jersey City, NJ, situated in the city's southern corridor near Upper New York Bay. Positioned between Liberty State Park and the Hackensack River waterfront, the area benefits from convenient access to Downtown Jersey City and Lower Manhattan. Ongoing public and private investment, combined with improved transit connectivity via the Hudson-Bergen Light Rail and major roadways, has supported consistent residential growth and renewed development interest. The neighborhood's mix of historic housing stock, adaptive reuse projects, and emerging multifamily construction has drawn both long-term residents and new households seeking relative affordability within close proximity to Jersey City's employment centers.

Economically, Bergen-Lafayette is supported by its access to the broader Jersey City employment base, including finance, healthcare, logistics, and professional services. Its proximity to Liberty State Park and regional transportation infrastructure has encouraged small business growth and neighborhood-serving retail. Community-focused redevelopment initiatives, infrastructure upgrades, and planned mixed-use projects contribute to the neighborhood's upward trajectory, positioning Bergen-Lafayette as an emerging submarket with increasing appeal for residential and commercial real estate investment.

## Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	69,922	289,151	895,032
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	24,993	118,840	388,629
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$80,305	\$120,541	\$130,461

# Economic Drivers

**Jersey City combines income growth with strategic location as a commuter and economic hub.**

**Immediate access to major highways, proximity to Manhattan, and port/transportation infrastructure amplify Jersey City's growth potential.**

## Economic Drivers

Jersey City leverages its closeness to New York City, strong transportation infrastructure (including ports, highways, and public transit), and a growing base of professional, finance, and tech employment. Institutions like New Jersey City University, Saint Peter's University, and Hudson County Community College contribute to a skilled labor pool. Additionally, expanding residential and mixed-use development continues to draw investment.

## Primary Industries

- Finance, insurance, real estate, and corporate services
- Professional, scientific, tech services
- Retail and accommodation / food services
- Transportation / logistics (ports, highways)

## Top Employers

- Major hospital and healthcare systems
- Universities (NJCU, Saint Peter's, Hudson Community College)
- Financial institutions and corporate offices
- Transportation & logistics firms

## Recent Developments

- Ongoing improvements to highway and exit ramp connections (Routes 440 / 185) that serve Greenville.
- Residential redevelopment in formerly industrial zones.
- Transit improvements to support commuter access into NYC.

**\$2.30T+**

Regional Gross  
Domestic Product

**±7.4 Miles**

Distance to New York City



# Transportation Map

## Manhattan

Exchange Place  
PATH Station



5-Minute Average Ride to  
Manhattan Via PATH Train

13-Minute Light Rail Ride

MLK Drive  
Light Rail Stop



7-Minute Walk

**2.7 Miles**

Downtown Jersey City

**4.4 Miles**

Hoboken

**6.9 Miles**

Downtown Manhattan

**11.6 Miles**

Newark Liberty Airport

201 Claremont Ave





**201 Claremont Ave,  
Jersey City, NJ**



**7 Min.**

Walk to the  
MLK Drive  
Light Rail Stop



**13 Min.**

Average Light Rail  
Ride to Exchange  
Place Station



**5 Min.**

Average Ride  
to Manhattan  
via the PATH Train

**MLK Drive  
Light Rail Stop**



**201 Claremont Ave**



**Exchange Place  
PATH Station**



**5 Minute Train Ride**

**Downtown  
Manhattan**

**New York**

# MATTHEWS™

## Exclusively Listed By



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License No. 2440903 (NJ)

**Patrick Forde** | Broker of Record | License No. 2330333 (NJ) | Firm License No. 2330333 (NJ)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **201 Claremont Ave, Jersey City, NJ 07305** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Service™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™., the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.