



RAD Industrial Complex

Monmouth County NJ

Q4 2024 Investor Report

JADE
INVESTMENTS

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Overview

We are pleased to share the latest update on the performance of RAD Industrial Complex, which was acquired by Jade Investments in July 2024. Located in Monmouth County, New Jersey, the property spans approximately 70,000 square feet, with a mix of office, small-bay/flex industrial spaces, and 2 acres of industrial outdoor storage (IOS). Since the acquisition, the property has been performing well, and we are excited to report on the progress made to date.

Leasing Activity & Tenant Demand

Leasing activity at RAD Industrial Complex has been strong since closing. We've hosted 18 tenant tours, showcasing our office, flex and IOS spaces. The average tenant size has been approximately 4,656 square feet, and we've successfully converted 9 of these prospects into leases. Notable tenants include 911 Auto, LG Regency, BU Foods, and Taylor Oil. These leases reflect the diverse demand for both flex and IOS space. To date, we've completed 15,000 square feet of new flex leasing and approximately 2 acres of IOS leasing. Additionally, we have secured two renewals totaling 9,000 square feet, further solidifying the property's appeal.

Leasing activity remains strong, with 7 showings in the last two weeks alone, totaling 15,000 square feet of available space and 2 acres of IOS. We're optimistic about the continued demand for space and are actively working to secure additional leases. Our team is committed to maintaining a proactive approach to leasing and property management to maximize the value of the asset.

Capital Improvements & Property Enhancements

Since acquiring the property, we've completed a number of capital improvements designed to enhance both the asset's value and the tenant experience. We've installed high-definition security cameras, upgraded indoor and outdoor lighting, re-striped the parking lot to be ADA-compliant, added new HVAC split units, and made repairs to the concrete and dock rails. These improvements have not only increased the property's desirability but also strengthened its competitive position in the market.

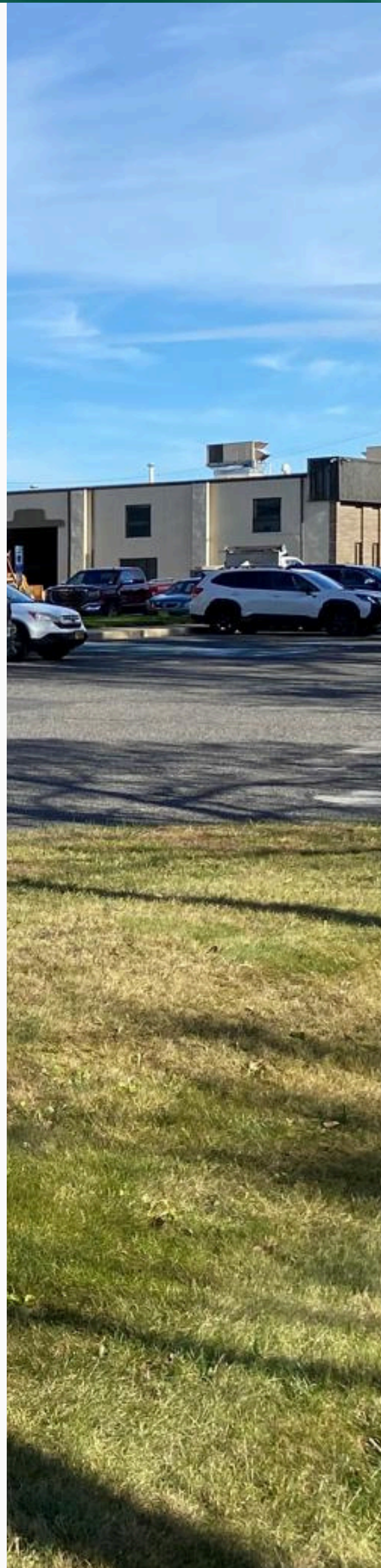
Financial Performance

We're happy to report that the financial performance of RAD Industrial Complex has generally remained in-line with expectations. From August to November 2024, rental income totaled \$360,637, slightly exceeding our projected income of \$352,447. This is a significant increase compared to the \$288,477 in rental income generated in the four months prior to the acquisition. While our expenses have come in at \$9,000 over budget, our Net Operating Income is almost exactly in-line with our projections. Moving forward, the property is on track to continue generating strong returns. Positive leasing activity, recent capital improvements, and a concerted effort to use our on-site presence to save costs will continue to drive growth.

Conclusion

Since acquiring RAD Industrial Complex, we've made significant strides in leasing, improving the property, and remained consistent with our financial projections. We are confident in the continued success of this investment and remain committed to delivering solid returns for our investors. Thank you for your continued trust and support as we work to unlock the full potential of this property.

Avi Jakobowitch, Co-Founder & Principal | **Dallas Rose**, Co-Founder & Principal



Financial Overview

Trailing 4 months

	Aug '24			Sept '24			Oct '24			Nov '24			TOTAL Aug – Nov '24		
	ACTUAL	BUDGET	VAR %	ACTUAL	BUDGET	VAR %	ACTUAL	BUDGET	VAR %	ACTUAL	BUDGET	VAR %	ACTUAL	BUDGET	VAR %
RENT INCOME	\$ 84,358	\$ 77,326	9.09%	\$ 87,274	\$ 89,515	-2.50%	\$ 93,474	\$ 91,854	1.76%	\$ 95,531	\$ 93,752	1.90%	\$ 360,637	\$ 352,447	2.32%
EXPENSES	\$ 506			\$ 427			\$ 297			\$ 547			\$ 1,777		
TAXES	\$ 9,270	\$ 8,833		\$ 9,270	\$ 8,833		\$ 9,270	\$ 8,833		\$ 9,270	\$ 8,833		\$ 37,079	\$ 35,332	
INSURANCE (Property, GL)	\$ 2,437	\$ 2,750		\$ 2,437	\$ 2,750		\$ 2,437	\$ 2,750		\$ 2,437	\$ 2,750		\$ 9,749	\$ 11,000	
UTILITIES	\$ 443			\$ 876			\$ 752			\$ 1,426			\$ 3,497		
REPAIRS & MAINTENANCE	\$ 2,044	\$ 1,469		\$ 2,244	\$ 1,469		\$ 2,065	\$ 1,469		\$ 1,963	\$ 1,469		\$ 8,316	\$ 5,876	
PROPERTY MANAGEMENT	\$ 4,198	\$ 3,841		\$ 4,306	\$ 4,431		\$ 4,636	\$ 4,470		\$ 4,753	\$ 4,485		\$ 17,893	\$ 17,227	
PROPERTY EXPENSES	\$ 18,392	\$ 16,893		\$ 19,133	\$ 17,483		\$ 19,160	\$ 17,522		\$ 19,849	\$ 17,537		\$ 76,534		
TOTAL EXPENSES	\$ 18,898	\$ 16,893	11.87%	\$ 19,559	\$ 17,483	11.87%	\$ 19,457	\$ 17,522	11.04%	\$ 20,396	\$ 17,537	16.30%	\$ 78,311	\$ 69,435	12.78%
NET OPERATING INCOME	\$ 65,460	\$ 60,433	8.32%	\$ 67,715	\$ 72,032	-5.99%	\$ 74,017	\$ 74,332	-0.42%	\$ 75,135	\$ 76,215	-1.42%	\$ 282,326	\$ 283,012	-0.24%
DEBT SERVICE	\$ 33,273	\$ 33,250		\$ 32,200	\$ 33,250		\$ 33,273	\$ 33,250		\$ 32,200	\$ 33,250		\$ 130,947	\$ 133,000	
ASSET MANAGEMENT	\$ 5,208	\$ 5,103		\$ 5,104	\$ 5,103		\$ 5,104	\$ 5,103		\$ 5,104	\$ 5,103		\$ 20,521	\$ 20,412	
TOTAL OTHER EXPENSES	\$ 38,482	\$ 38,353		\$ 37,304	\$ 38,353		\$ 38,377	\$ 38,353		\$ 37,304	\$ 38,353		\$ 151,467	\$ 153,412	
NET OTHER INCOME	\$ (38,482)	\$ (38,353)	0.34%	\$ (37,304)	\$ (38,353)	-2.74%	\$ (38,377)	\$ (38,353)	0.06%	\$ (37,304)	\$ (38,353)	-2.74%	\$ (151,467)	\$ (153,412)	-1.27%
NET CASH FLOW	\$ 26,978	\$ 22,080	22.18%	\$ 30,410	\$ 33,679	-9.71%	\$ 35,640	\$ 35,979	-0.94%	\$ 37,831	\$ 37,862	-0.08%	\$ 130,859	\$ 129,600	0.97%

Compared to 4 months Pre-Acquisition

	Pre-Acquisition				Since Acquisition		
	2021	2022	2023	Jan -Apr 2024	Aug - Nov 2024	Budget	Performance
RENT INCOME	\$ 837,096.72	\$ 870,847.52	\$ 901,974.00	\$ 288,476.55	\$ 360,637	\$ 352,447	2.32%
EXPENSES							
INSURANCE	\$ (16,245.77)	\$ (15,553.54)	\$ (16,967.53)	\$ (2,884.33)	\$ (9,749)	\$ (11,000)	
TAXES	\$ (72,252.00)	\$ (72,936.00)	\$ (106,697.02)	\$ (17,684.50)	\$ (37,079)	\$ (35,332)	
REPAIRS & MAINT	\$ (18,918.98)	\$ (8,408.94)	\$ (12,706.20)	\$ (10,666.65)	\$ (3,497)		
ACCOUNTING	\$ (7,695.00)	\$ (5,830.00)	\$ (5,040.00)	\$ (415.00)	\$ (8,316)	\$ (5,876)	
CAPITAL IMPROVEMENTS	\$ (49,885.95)	\$ -	\$ (16,930.00)	\$ -	\$ (17,893)	\$ (17,227)	
COMMISSIONS	\$ (19,174.45)	\$ (8,160.00)	\$ (11,031.40)	\$ -			
PAYROLL	\$ (23,360.72)	\$ (24,932.95)	\$ (22,696.82)	\$ (3,782.80)			
SEPTIC MAINTENANCE	\$ (3,655.20)	\$ (4,267.97)	\$ (4,880.74)	\$ (3,049.42)			
TOTAL EXPENSES	\$ (211,188.07)	\$ (140,089.40)	\$ (196,949.71)	\$ (38,482.70)	\$ (78,311)	\$ (69,435)	12.78%
NET OPERATING INCOME	\$ 625,908.65	\$ 730,758.12	\$ 705,024.29	\$ 249,993.85	\$ 282,326	\$ 283,012	-0.24%
DEBT SERVICE					\$ 130,947	\$ 133,000	
ASSET MANAGEMENT					\$ 20,521	\$ 20,412	
NET CASH FLOW					\$ 130,858	\$ 129,600	0.97%

P&L Statement (Unaudited)

	July '24	Aug '24	Sept '24	Oct '24	Nov '24	TOTAL
INCOME						
4100-10 · Flex		\$ 43,303	\$ 38,583	\$ 44,907	\$ 43,490	\$ 170,284
4100-20 · Flex/Office		\$ 22,662	\$ 26,615	\$ 26,615	\$ 26,615	\$ 102,506
4100-30 · IOS		\$ 4,975	\$ 8,175	\$ 8,175	\$ 8,175	\$ 29,500
4100-40 · Office		\$ 12,875	\$ 12,925	\$ 12,925	\$ 10,125	\$ 48,850
4100-50 · Parking		\$ 100	\$ 100	\$ 100	\$ 100	\$ 400
4100-60 · Expense Recovery Income		\$ 443	\$ 876	\$ 752	\$ 1,426	\$ 3,497
4100-80 · Rental Deposit Capture					\$ 5,600	\$ 5,600
4100-90 · Rental Pro-rated at Closing	\$ 55,370					\$ 55,370
Total 4100-00 · Rental Income	\$ 55,370	\$ 84,358	\$ 87,274	\$ 93,474	\$ 95,531	\$ 416,007
Total Income	\$ 55,370	\$ 84,358	\$ 87,274	\$ 93,474	\$ 95,531	\$ 416,007
EXPENSES						
5030-10 · G&A Software	\$ 120	\$ 249	\$ 249	\$ 249	\$ 256	\$ 1,123
5030-90 · Other G&A Expenses		\$ 257	\$ 178	\$ 48	\$ 291	\$ 774
Total 5030-00 · G&A/Office Expenses	\$ 120	\$ 506	\$ 427	\$ 297	\$ 547	\$ 1,897
5500-10 · Property Tax	\$ 9,270	\$ 9,270	\$ 9,270	\$ 9,270	\$ 9,270	\$ 46,349
5500-11 · Property Tax Credits	\$ (2,984)					\$ (2,984)
5500-20 · Insurance (Property, GL)	\$ 2,437	\$ 2,437	\$ 2,437	\$ 2,437	\$ 2,437	\$ 12,186
5500-40 · Utilities, Other Exp		\$ 443	\$ 876	\$ 752	\$ 1,426	\$ 3,497
5500-50 · Repairs & Maintenance		\$ 2,044	\$ 2,244	\$ 2,065	\$ 1,963	\$ 8,316
5500-90 · Property Management		\$ 4,198	\$ 4,306	\$ 4,636	\$ 4,753	\$ 17,893
Total 5500-00 · Property Expenses	\$ 8,723	\$ 18,392	\$ 19,133	\$ 19,160	\$ 19,850	\$ 85,257
Total Expense	\$ 8,842	\$ 18,898	\$ 19,559	\$ 19,457	\$ 20,397	\$ 87,153
Net Ordinary Income	\$ 46,528	\$ 65,460	\$ 67,715	\$ 74,017	\$ 75,135	\$ 328,854
Other Expense						
6100-00 · Loan Interest	\$ 23,613	\$ 33,273	\$ 32,200	\$ 33,273	\$ 32,200	\$ 154,560
6100-90 · Asset Management		\$ 5,208	\$ 5,104	\$ 5,104	\$ 5,104	\$ 20,521
6900-20 · Advertisement & Publication	\$ 675					\$ 675
Total Other Expense	\$ 24,288	\$ 38,482	\$ 37,304	\$ 38,377	\$ 37,304	\$ 175,756
Net Other Income	\$ (24,288)	\$ (38,482)	\$ (37,304)	\$ (38,377)	\$ (37,304)	\$ (175,756)
Net Income	\$ 22,239	\$ 26,978	\$ 30,410	\$ 35,640	\$ 37,831	\$ 153,098

Balance Sheet (Unaudited)

	Aug '24	Sept '24	Oct '24	Nov '24	TOTAL
ASSETS					
Current Assets					
CHECKING / SAVINGS					
1000-10 · Operating Funds	\$ 89,773	\$ 94,210	\$ 22,342	\$ 90,609	\$ 903,779
1000-20 · Reserve Budget		\$ 125,000	\$ 94,866	\$ 82,638	
Total 1000-00 · Operating BOA xx8962	\$ 89,773	\$ 94,210	\$ 147,342	\$ 185,475	\$ 986,417
1010-00 · Sec Deps BOA xx8975	\$ 67,218	\$ 76,318	\$ 83,843	\$ 83,857	\$ 75,270
Total Checking/Savings	\$ 156,991	\$ 170,528	\$ 231,185	\$ 269,332	\$ 1,061,687
Accounts Receivable					
1050-00 · Utilities Receivable		\$ 443	\$ 1,319	\$ 2,071	\$ 3,497
Total Accounts Receivable		\$ 443	\$ 1,319	\$ 2,071	\$ 3,497
Total Current Assets	\$ 156,991	\$ 170,971	\$ 232,503	\$ 271,403	\$ 1,065,184
Other Assets					
1100-00 · Asset Purchase Cost					
1100-10 · Contract Price	\$ 11,375,000	\$ 11,375,000	\$ 11,375,000	\$ 11,375,000	\$ 11,375,000
1100-30 · Closing Costs	\$ 496,324	\$ 496,324	\$ 496,324	\$ 496,324	\$ 496,324
Total 1100-00 · Asset Purchase Cost	\$ 11,871,324	\$ 11,871,324	\$ 11,871,324	\$ 11,871,324	\$ 11,871,324
1200-00 · Loan Costs (Amortize)	\$ 162,105	\$ 162,105	\$ 162,105	\$ 162,105	\$ 162,105
1300-20 · Insurance at Closing	\$ 26,809	\$ 24,372	\$ 21,934	\$ 19,497	\$ 17,060
1300-30 · Tax Escrow	\$ 55,677	\$ 46,407	\$ 55,706	\$ 55,721	\$ 55,735
1300-40 · Capex Reserve	\$ 805	\$ 1,609	\$ 2,414	\$ 3,218	\$ 4,023
Total 1300-00 · Other Costs (Expense)	\$ 83,290	\$ 72,388	\$ 80,054	\$ 78,436	\$ 76,818
1400-00 · Alliant Holdback (Receivable)	\$ 200,000	\$ 200,000	\$ 173,405	\$ 173,405	\$ 173,405
1450-00 · Leasing Commissions	\$ 11,444	\$ 26,595	\$ 26,595	\$ 26,595	\$ 26,595
1460-00 · Tenant Improvements	\$ 4,500	\$ 15,510	\$ 24,417	\$ 30,134	\$ 38,862
1470-00 · Budgeted Reserve					\$ 3,500
1500-00 · Utilities Deposit		\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
1900-00 · Rental Receivable/(Prepaid)		\$ 1,920	\$ (6,464)	\$ (12,023)	\$ (21,180)
1960-00 · Prepaid Expenses	\$ 3,500				
Total Other Assets	\$ 12,336,163	\$ 12,351,841	\$ 12,333,436	\$ 12,331,976	\$ 12,333,428
TOTAL ASSETS	\$ 12,493,154	\$ 12,522,812	\$ 12,565,939	\$ 12,603,378	\$ 13,398,611

	Aug '24	Sept '24	Oct '24	Nov '24	TOTAL
LIABILITIES & EQUITY					
Current Liabilities					
20000 · Accounts Payable	\$ 643,209	\$ 636,790	\$ 641,981	\$ 643,767	\$ 159,756
Total Current Liabilities	\$ 643,209	\$ 636,790	\$ 641,981	\$ 643,767	\$ 159,756
Long Term Liabilities					
2000-10 · Disbursed at Closing	\$ 6,000,000	\$ 6,000,000	\$ 6,000,000	\$ 6,000,000	\$ 6,000,000
2000-20 · Funding					\$ 1,250,000
Total 2000-00 · Alliant Credit Union	\$ 6,000,000	\$ 6,000,000	\$ 6,000,000	\$ 6,000,000	\$ 7,250,000
2100-00 · Security Deposits (Payable)	\$ 67,218	\$ 76,318	\$ 83,815	\$ 83,815	\$ 75,215
2100-10 · Security Deposits Interest			\$ 28	\$ 42	\$ 55
Total Long Term Liabilities	\$ 6,067,218	\$ 6,076,318	\$ 6,083,843	\$ 6,083,857	\$ 7,325,270
Total Liabilities	\$ 6,710,427	\$ 6,713,108	\$ 6,725,824	\$ 6,727,624	\$ 7,485,026
Equity					
3100-00 · Capital Contributed	\$ 6,027,733	\$ 6,027,733	\$ 6,027,733	\$ 6,027,733	\$ 6,027,733
Total 3100-00 · Investors Equity	\$ 6,027,733	\$ 6,027,733	\$ 6,027,733	\$ 6,027,733	\$ 6,027,733
3200-00 · Issuance Costs	\$ (267,246)	\$ (267,246)	\$ (267,246)	\$ (267,246)	\$ (267,246)
Net Income	\$ 22,239	\$ 49,217	\$ 79,628	\$ 115,267	\$ 153,098
Total Equity	\$ 5,782,727	\$ 5,809,705	\$ 5,840,115	\$ 5,875,755	\$ 5,913,585
TOTAL LIABILITIES & EQUITY	\$ 12,493,154	\$ 12,522,812	\$ 12,565,939	\$ 12,603,378	\$ 13,398,611

Notes on Financials

Revenue

From August to November 2024, RAD Industrial Complex generated \$360,637 in rental income, exceeding the budgeted \$352,447 by 2.32%. This positive variance was primarily driven by strong leasing activity, including nine new leases and two renewals, which added significant flex space and industrial outdoor storage (IOS) rental income. Flex space contributed \$170,284 (43% of total rental income), while flex/office space generated \$102,506 (25%). The property's effective leasing strategy, combined with high tenant retention, supported this revenue growth.

Expenses

Total expenses for the four months amounted to \$78,311, exceeding the budgeted \$69,435 by 12.78%. The higher costs were primarily due to repairs and maintenance (\$8,316 actual vs. \$5,876 budgeted), reflecting targeted property improvements. Capital expenses included upgrading HVAC units, installing high-definition security cameras, and re-striping the parking lot for ADA compliance. Property taxes were consistent, totaling \$37,079, slightly above the budgeted \$35,332. Insurance costs were under budget at \$9,749 compared to \$11,000, demonstrating prudent cost management.

Cash Flow

Net cash flow for the period totaled \$130,859, slightly exceeding the budgeted \$129,600 by 0.97%. While operating expenses were higher than anticipated, strong revenue performance offset these costs. Debt service payments were aligned with expectations, totaling \$130,947 compared to the budgeted \$133,000. Asset management fees were also on track, totaling \$20,521 against the budgeted \$20,412. These results underscore the property's ability to maintain healthy cash flow even with increased expenses.

Distributions

As mentioned in the above summary, Jade anticipates making a cash flow distribution of ~\$165k based on December 2024 financials (an annualized 6.5% cash yield on initial equity of \$6m). Jade will also distribute a one-time return of capital of \$500k based on the \$1.25m earn out from the lender, which Jade was able to draw by hitting predetermined leasing milestones.

Conclusion

RAD Industrial Complex demonstrated solid financial performance over the reporting period. Rental income surpassed projections due to strong leasing momentum, while higher expenses reflected strategic investments in property improvements to enhance tenant satisfaction and operational efficiency. Despite these additional costs, net cash flow exceeded expectations, affirming the property's potential for sustained profitability. These results position the property well for continued growth and stable distributions for investors.

Property Improvements

Property Enhancements

Since the acquisition of RAD Industrial Complex in July 2024, we have undertaken a series of capital improvements aimed at enhancing the overall value of the property and improving the tenant experience. One of the first steps was the installation of high-definition security cameras throughout the property to improve security and provide tenants with peace of mind. Additionally, we upgraded the indoor and outdoor lighting to modern, energy-efficient fixtures, enhancing both the safety and aesthetic appeal of the property.

We also made significant upgrades to the parking facilities, including re-striping the lot to meet ADA compliance standards, ensuring the property accommodates all tenants and visitors. To improve the comfort and efficiency of the interior spaces, we installed new HVAC split units in key areas of the building, helping to maintain a more comfortable environment for tenants and ensuring energy efficiency.

Finally, we addressed some of the property's structural elements, including concrete repairs, securing dock rails, tree removal (to allow for better IOS parking), septic cleanouts and instituting a clear maintenance schedule. These improvements help ensure the property remains in optimal condition and competitive in the market. We will continue to assess and implement additional enhancements as needed to maintain the property's appeal and maximize its leasing potential.



High Definition Cameras



ADA Compliant Striping



Sidewalk / Trip Hazard Repairs



New Lighting (Indoor & Outdoors)



New Split Units for New Tenants



Dock Rails Remounted



Leasing

Leasing Overview

Since its acquisition in July 2024, RAD Industrial Complex has demonstrated robust leasing activity, driven by a balanced tenant mix and strong market demand. The property has successfully signed nine new leases, accounting for 15,000 square feet of new flex space and approximately 2 acres of industrial outdoor storage (IOS). Notable tenants include 911 Auto Group, LJ Regency Transportation, and BU Foods, reflecting the diverse appeal of the flex and IOS offerings.

In addition to new leases, the property has maintained high tenant retention with two lease renewals totaling 9,000 square feet, ensuring stability in rental income. Noteworthy renewals include Atra Janitorial and Jersey Bakery, which have expanded their commitments to the property. Rental income from flex space has reached \$170,284, representing 43% of the total rental income for the reporting period.

Continued leasing momentum is evident, with seven tenant showings in the past two weeks, showcasing 15,000 square feet of available flex space and two acres of IOS. With a proactive leasing strategy and a commitment to tenant satisfaction, RAD Industrial Complex is well-positioned to sustain its strong leasing performance and generate steady returns for investors.

18 Tenant Tours

15,000 SF of New Flex Leasing

2 Renewals

9 New Leases

2.75 Acres of IOS Leasing

Leasing Deep-Dive

New Tenants				
	Company	Category	Space	
Aninda Bose	911 Auto	lux mechanic	5,000 sq ft	
Leanord	LG Regency	designer furniture storage	5,000 sq ft	
Bek	BU Foods	food distribution	4,000 sq ft	
Ron	Taylor Oil	oil services	1,000 indoor + 6 trucks	
Chris	CRA Site	landscaping	18 outdoor spots	
Paul	Rushlines	logistics	4 outdoor spots	
Valeri	Cam Cargo	logistics	2,000 sq ft outdoor	
Vitali		logistics	1 large space	
Showings				
Recent				
	Company	Use	Space (Sq ft)	Office Req.
Peter		Lux car mechanic	5,000	Office and loft
Chris		Hvac	5,000	
Tim		Lux car storage	5,000	Likes office and loft
Chris		Metal fabrication	5,000	Small office
Joe		Clothing distribution	5,000	1,150-2,500
Andrey	Transmaster llc	Truck repair	10,000	1,150-2,500
Greg	Costal	Plumbing	2,500	Small office
John	Vertical	Trucking	5,000	Not important
Rich	Royal	Rugs	2,500	No
Mike	Xeevents	Events/dj	2,500	1,150
Eric	Rich Greenlawns	fertilizer	5,000	1150+
Mari		printing/office	1150-2300	open space
Bryan	Legally Highest	seltzer manafacturer	5000	flex
Jose	Union Soccer	soccer leagues	5,000	flex
Joe	Knight ATV	atv part and assemble	5,000	flex
Chris	CRA	construction and landscaping	5,000	flex/office
Jay	asbury audio	sound and tech	5,000	flex/office
totosh		mechanic	2,50-5,000	flex/parking
mike		Container storage	2,500	Small office
Dmitry	alcohol		2,500+office	office
Elazar	Octave	Sound production	1000-1500	Office
Michael		Sound production	2,500	Small Office

Upcoming				
Eric		Car wrapping etc.	5,000	Possible office
Ray		Mobile auto mechanic	2,500	None
Sam		Event & music		
Raquel		Laser engraving	1,150	
TOTAL				
Interest (facebook, brokers, connections, signage)			Converted into New Tenants	
Office	15		1	1000 sq ft
Flex/office	371		3	14,000 sq ft
IOS	7		5	2.5-3 acre's
Renewed Tenants				
Jersey Bakery			4,000 sq ft indoor+14 outdoor spots	
Atra			5,000 flex	
		Total	9,000 flex	
Monthly Rent	\$76,336.11			
Yearly rent	\$916,033.37			

Latest From Jade

Company Update

Jade continues to seek out opportunistic investments across industrial and multifamily asset classes. We are focused on the New Jersey Tri-state area and the Sunbelt, but remain geographically agnostic for the right deal.

Despite rates ticking down, cap rates have remained relatively stable, and multifamily assets in particular are in our opinion still overpriced in most markets. Industrial continues to be a top performing asset class and we are pursuing both traditional industrial deals as well as those with significant IOS components. We anticipate after the inauguration and post NMHC, we will see a slew of new opportunities as many investors / sellers have been waiting for the smoke to clear from the 2024 US election.



Avi Jakobowitch
Co-Founder & Principal



Dallas Rose
Co-Founder & Principal



Daniel Chovnick
Senior Analyst



Thank You.