

**505 South Livingston Avenue
Livingston, NJ**

**CALL FOR OFFERS
FRIDAY 8/28/20 at 5:00PM**

OFFERING SUMMARY

HJH Group, LLC is selling the building and land owned located at 505 South Livingston Ave., Livingston, New Jersey (the "Property" or the "Site"). The offering consists of 3,600 sf building on a total of .31 acres, within the B Zone of Livingston Township.

The Property presents a unique opportunity for an investor/developer/user to purchase this site in the heart of Livingston.

- The Site has 50 feet of frontage on South Livingston Avenue, approximately 500 feet from Northfield Avenue.
- The Property received an RAO on May 7, 2020.
- This offering represents the rare opportunity to buy a building/site in a B-Zone within Livingston.

SUBMISSION OF OFFERS

Your submission should be emailed to Hayden Tiger at htiger@puniacompany.com; cc jamiec@puniacompany.com.

We are requesting that all offers to purchase the Property be submitted by **5:00 p.m. on August 28, 2020**. We encourage you to visit the Property to complete your Due Diligence in order to reduce contingencies and time frames to close on this transaction. We are requesting proposals only on a non-contingent basis. Offers will be evaluated based on the following:

- * Purchase Price
- * Deposit - Amount and Terms
- * Equity Source
- * Debt – Please indicate debt source and terms if you plan to secure market debt
- * Due Diligence time frame
- * Closing Date

Hayden Tiger

Corporate Offices:

514 South Livingston Avenue, Livingston, NJ 07039

Office: 973-758-1940 x 106 Cell: 973-747-8961

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This transmission of information is subject to errors and omissions, change or withdrawal without notice.