

Income and Expense

321 Atlantic Ave.
Atlantic City NJ 08401
3 apartments & 1 store front

Rents	Bedrooms	Monthly	Annually
Unit 1	Commercial	850.00	10,200.00
Unit 2	Efficiently	1,000.00	12,000.00
Unit 3	1	1,250.00	15,000.00
Unit 4	1	1,250.00	15,000.00

Gross Rent: 52,200.00

Expense's

Insurance: 4,500.00
Water: 334.00
Sewage: 833.00
Taxes: 3,400.00

Total Expense's: 9,067.00

Total Profit after expense's **43,133.00**

Cap Rate 12% +



GRACE PROPERTIES & AC AUCTIONS

COMMERCIAL PROPERTY REPORT

321 Atlantic Ave, Atlantic City, NJ 08401



Presented by

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AC Auctions Realty

5216 Atlantic Ave

Ventnor City, NJ 08406

321 Atlantic Ave, Atlantic City, NJ 08401

Off Market

* Public Record

Property Facts

Public Facts

Listing Facts

Property Type	Commercial	-
Property Subtype	Commercial (General)	-
Number of Units	1	-
Number of Stories	3	-
Building Area (sq ft)	2,181	-
Lot Dimensions	16X59.3 IRR	-
Year Built	1950	-
Garage (spaces)	0	-
Construction	Concrete Block	-

Extended Property Facts

Exterior Details

Lot Size - Frontage Feet	16.0 sq ft
Lot Size - Depth Feet	59.3 sq ft

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Public Facts

Owner Information

Legal Description

APN: 02 00124-0000-00058	Tax ID: —	Zoning: NEIR	Census Tract: 340010025.001000	Abbreviated Description: LOT:58 BLK:124 DIST:02 CITY/MUNI/TWP:ATLANTIC CITY MAP REF:TAX MAP 23	City/Municipality/Township: Atlantic City, NJ 08401
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Assessed Values

Date	Improvements	Land	Total	Tax
2022	\$64,200	\$25,800	\$90,000	—
2021	\$64,200	\$25,800	\$90,000	\$3,503
2020	\$64,200	\$25,800	\$90,000	\$3,541
2019	\$88,000	\$20,000	\$108,000	\$4,303
2018	\$108,300	\$23,700	\$132,000	\$3,816
2017	\$108,300	\$23,700	\$132,000	—
2016	\$80,000	\$95,000	\$175,000	\$6,755
2015	\$80,000	\$95,000	\$175,000	\$5,988
2014	\$80,000	\$126,000	\$206,000	\$6,897
2013	\$80,000	\$126,000	\$206,000	\$5,237
2012	\$94,000	\$126,000	\$220,000	\$4,761
2011	\$94,000	\$126,000	\$220,000	\$4,332
2010	—	—	—	\$4,063

Deed Records

Maps



Legend:  Subject Property

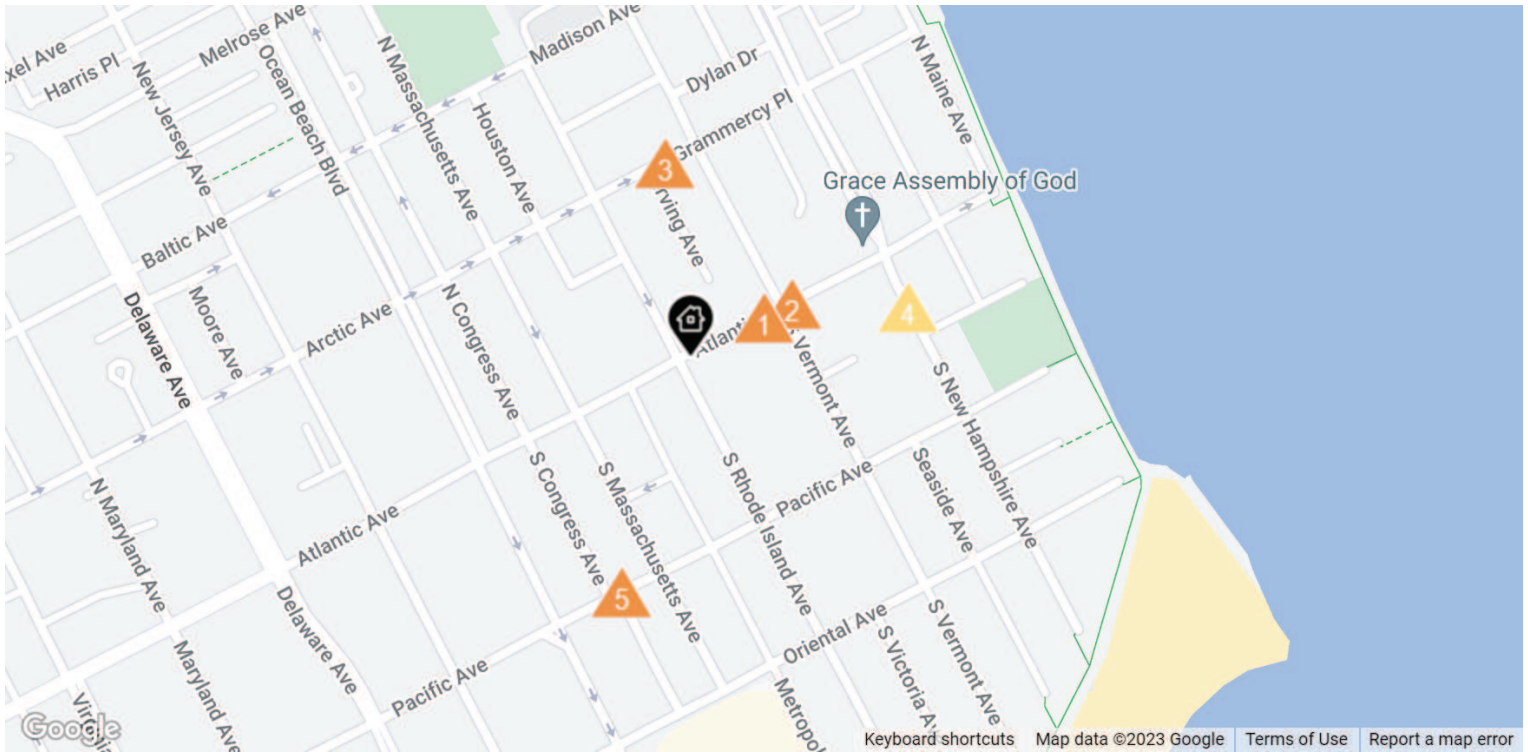


Legend:  Subject Property



Legend:  Subject Property

Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

7,827

2022 Est. daily
traffic counts

Street: **Atlantic Avenue**
Cross: **S Vermont Ave**
Cross Dir: **NE**
Dist: **0.02 miles**

Historical counts

Year	Count	Type
2017	7,850	AADT

2

7,759

2022 Est. daily
traffic counts

Street: **Atlantic Avenue**
Cross: **N Vermont Ave**
Cross Dir: **SW**
Dist: **0.01 miles**

Historical counts

Year	Count	Type
2018	7,777	AADT

3

8,439

2022 Est. daily
traffic counts

Street: **Grammercy Place**
Cross: **N Irving Ave**
Cross Dir: **SW**
Dist: **0.01 miles**

Historical counts

Year	Count	Type
2017	8,464	AADT

4

2,281

2022 Est. daily
traffic counts

Street: **South New Hampshire Avenue**
Cross: **New Hampshire Ave**
Cross Dir: **N**
Dist: **0.02 miles**

Historical counts

Year	Count	Type
2019	1,955	AADT
2017	2,783	AADT

5

13,255

2022 Est. daily
traffic counts

Street: **Pacific Avenue**
Cross: **S Congress Ave**
Cross Dir: **SW**
Dist: **—**

Historical counts

Year	Count	Type
2018	13,286	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)