

Jersey City: Bergen Lafayette

3-FAMILY INVESTMENT

OFFERING MEMORANDUM

34 MADISON AVENUE, JERSEY CITY, NJ 07304

TF TEAM FRANCESCO
COMMERCIAL[®]
Real Experts... Delivering Real Results.[®]

CHRISTIE'S
INTERNATIONAL REAL ESTATE
GROUP

Jersey City: Bergen Lafayette

CONTENTS

01 Executive Summary

Investment Summary
Unit Mix Summary

02 Location

Location Summary
Local Business Map
Major Employers Map
Aerial View Map

03 Property Description

Property Features

04 Rent Roll

Rent Roll

05 Financial Analysis

Income & Expense Analysis
Multi-Year Cash Flow Assumptions
Cash Flow Analysis
Financial Metrics

06 Demographics

General Demographics
Race Demographics

07 Company Profile

Company Bio
Advisor Profile

*Exclusively Marketed
by:*

Robert G. Harris

Christies International Real
Estate
Broker-Associate
(646) 334-0559
robertharris@homesbythe
hudson.com
1110517



CHRISTIE'S
INTERNATIONAL REAL ESTATE
GROUP

<https://www.christiesrealestate.com/real-estate-agents/robert-harris/14837/>

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JERSEY CITY: BERGEN LAFAYETTE

01 Executive Summary

Investment Summary
Unit Mix Summary

OFFERING SUMMARY

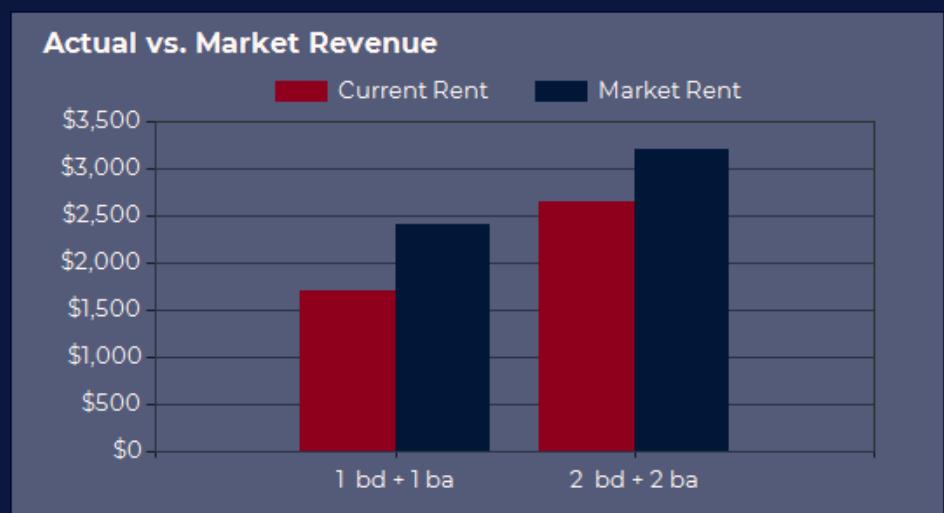
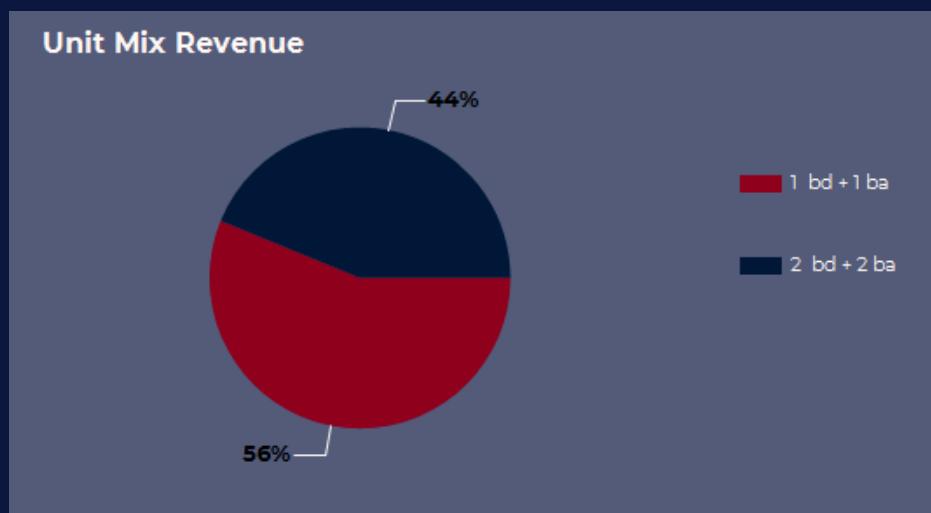
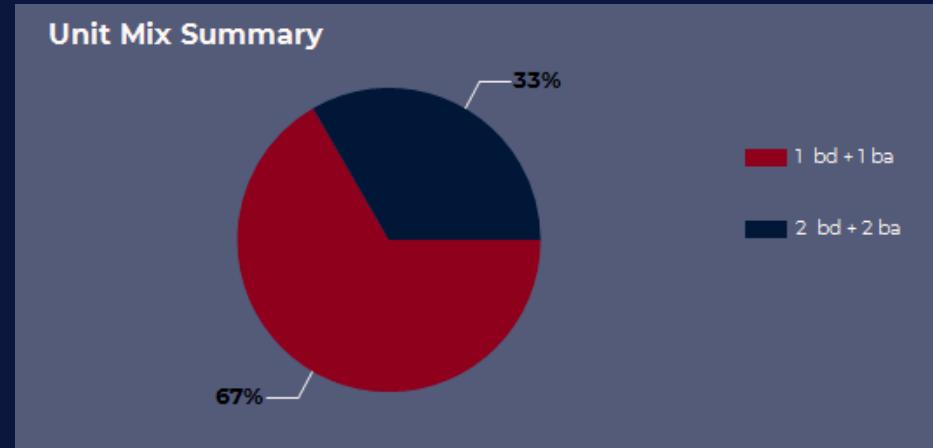
ADDRESS	34 Madison Avenue Jersey City NJ 07304
COUNTY	Hudson
MARKET	Jersey City
SUBMARKET	Bergen Lafayette
BUILDING SF	3,056 SF
LAND SF	1,333 SF
NUMBER OF UNITS	3
YEAR BUILT	1880
APN	0906_18801_50
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$1,100,000
PRICE PSF	\$359.95
PRICE PER UNIT	\$366,667
OCCUPANCY	100.00%
NOI (CURRENT)	\$66,550
NOI (PRO FORMA)	\$89,950
CAP RATE (CURRENT)	6.05%
CAP RATE (PRO FORMA)	8.18%
GRM (CURRENT)	15.15
GRM (PRO FORMA)	11.46

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	90,201	366,234	1,131,869
2026 Median HH Income	\$66,720	\$106,830	\$113,225
2026 Average HH Income	\$94,567	\$154,601	\$187,562

Unit Mix	# Units	Actual		Market	
		Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	2	\$1,700	\$3,400	\$2,400	\$4,800
2 bd + 2 ba	1	\$2,650	\$2,650	\$3,200	\$3,200
Totals/Averages	3	\$2,017	\$6,050	\$2,667	\$8,000

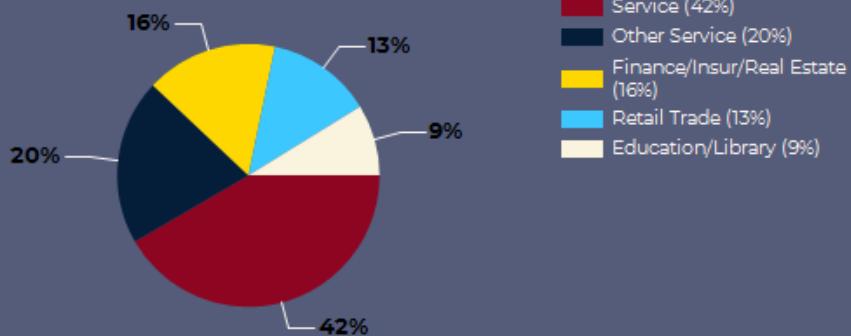


JERSEY CITY: BERGEN LAFAYETTE

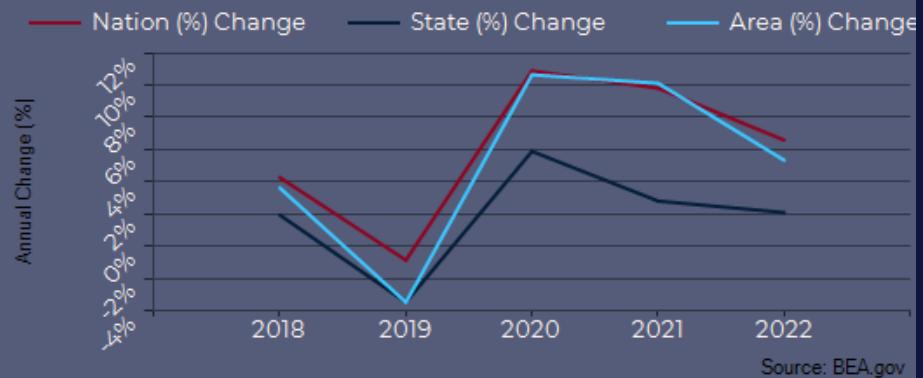
02 Location

- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map

Major Industries by Employee Count

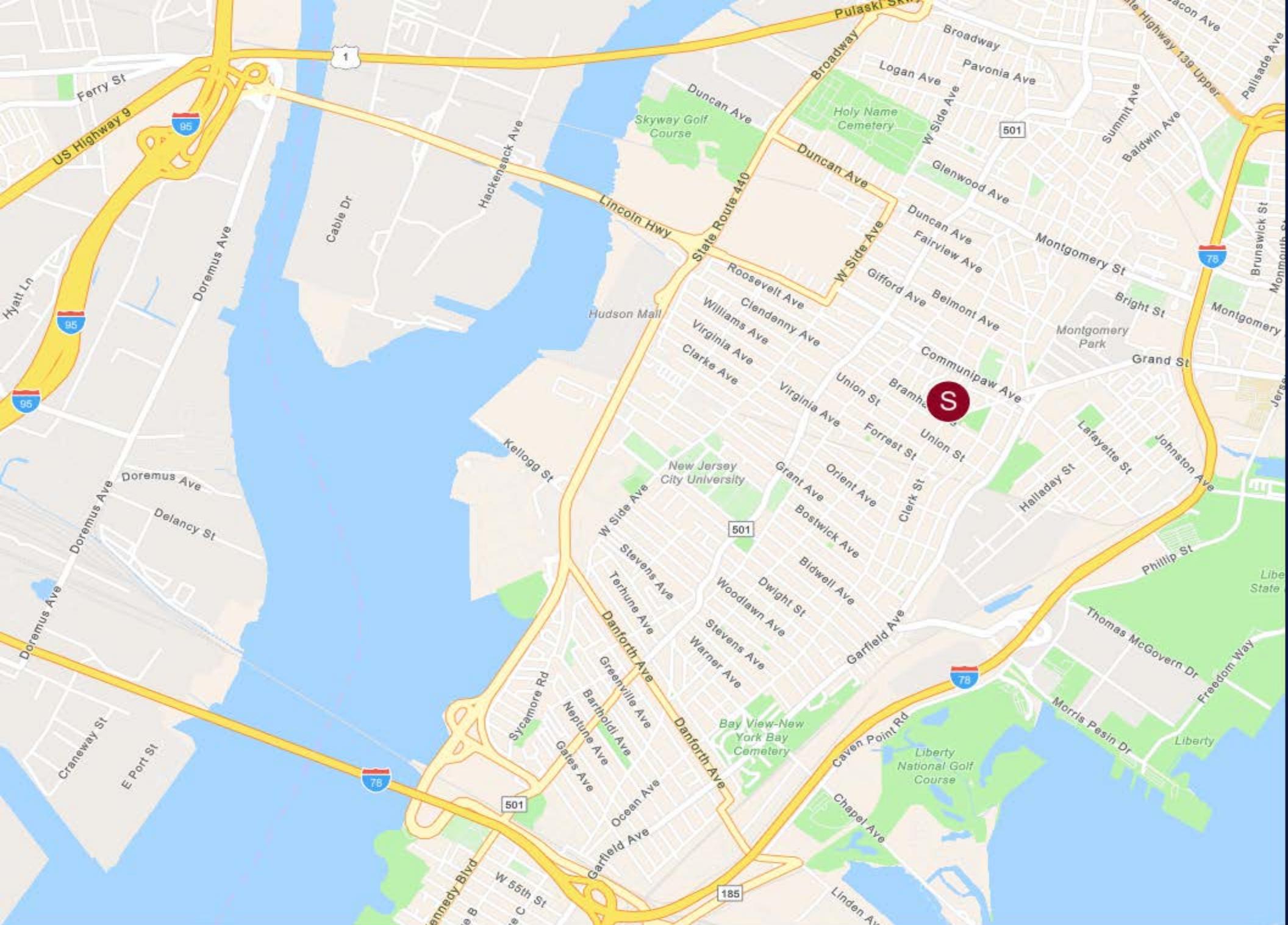


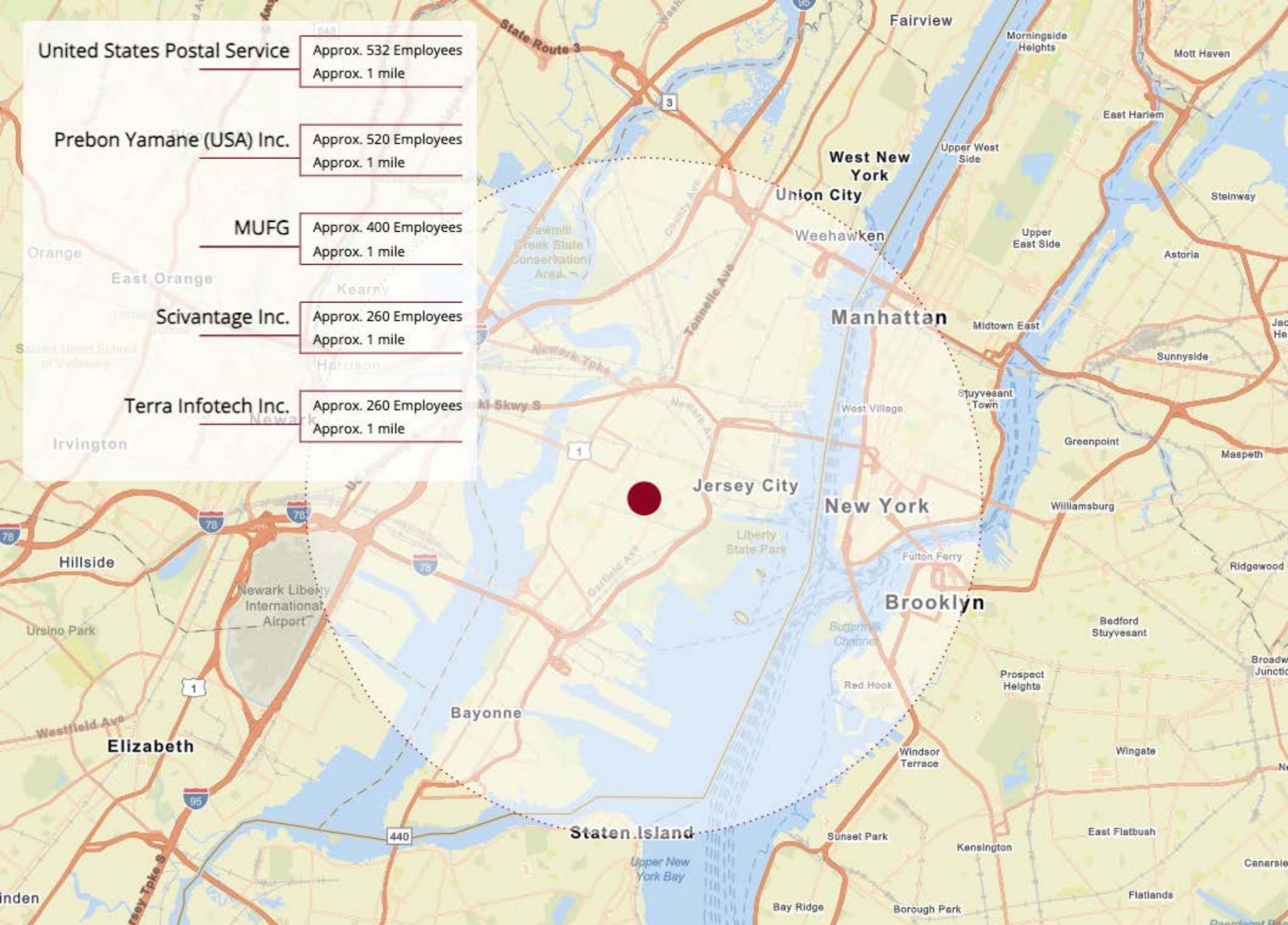
Hudson County GDP Trend

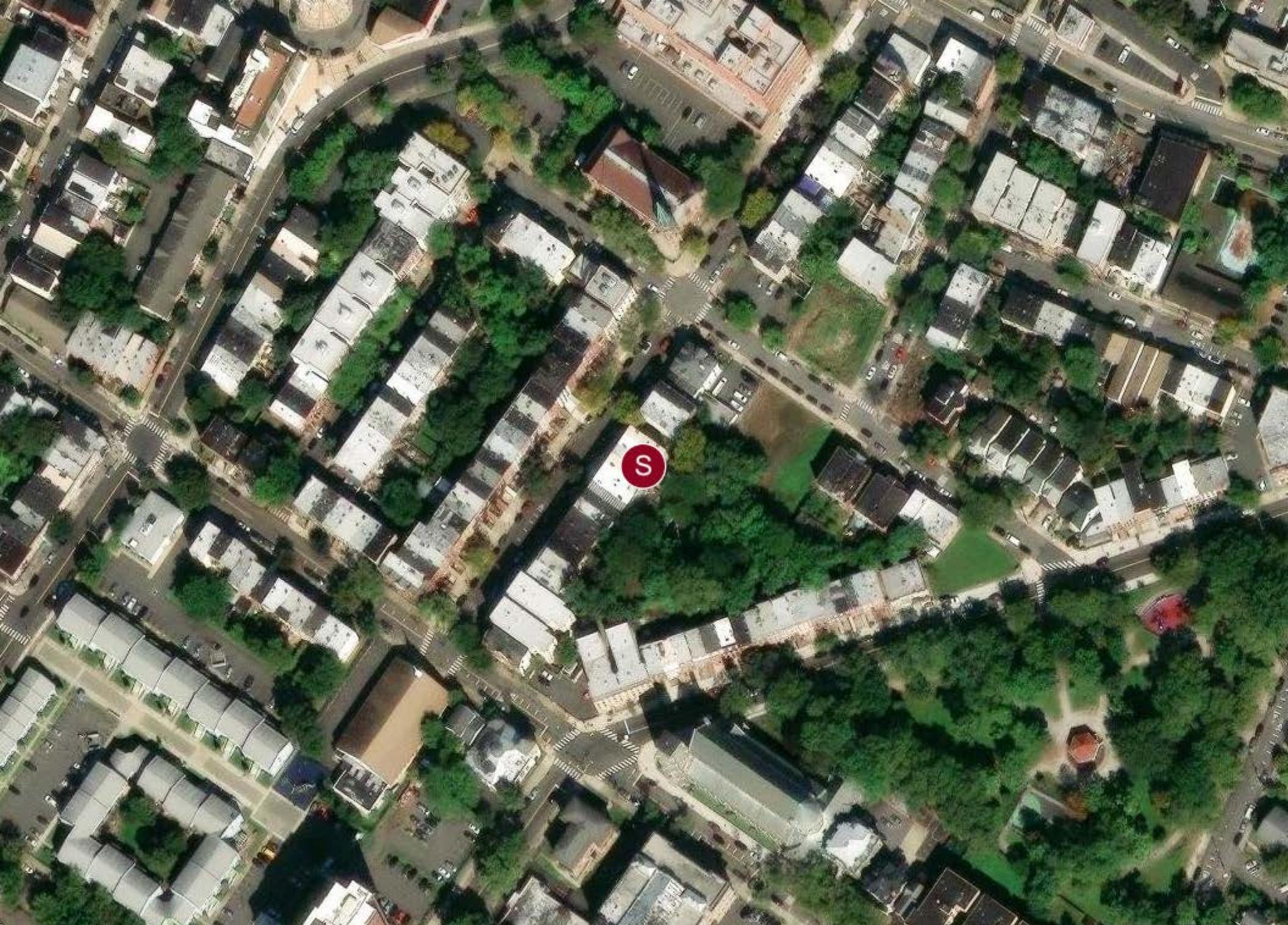


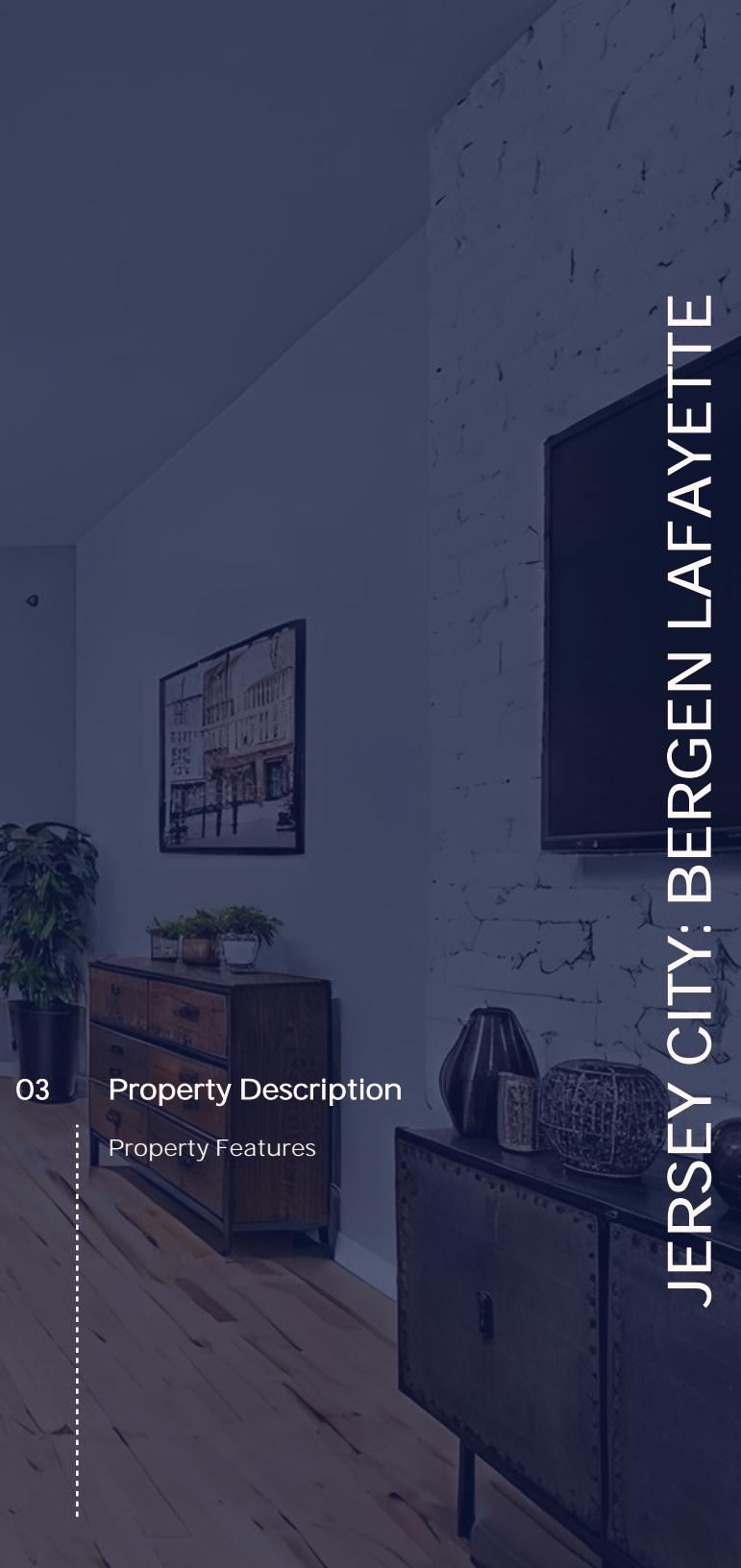
Largest Employers

Wakefern Food Corporation	36,409
United Parcel Service (UPS)	19,826
Verizon	14,923
AT&T	13,960
Pathmark Stores, Inc.	12,600
Home Depot	12,000
Johnson & Johnson	11,500
Jersey City Medical Center	8,062









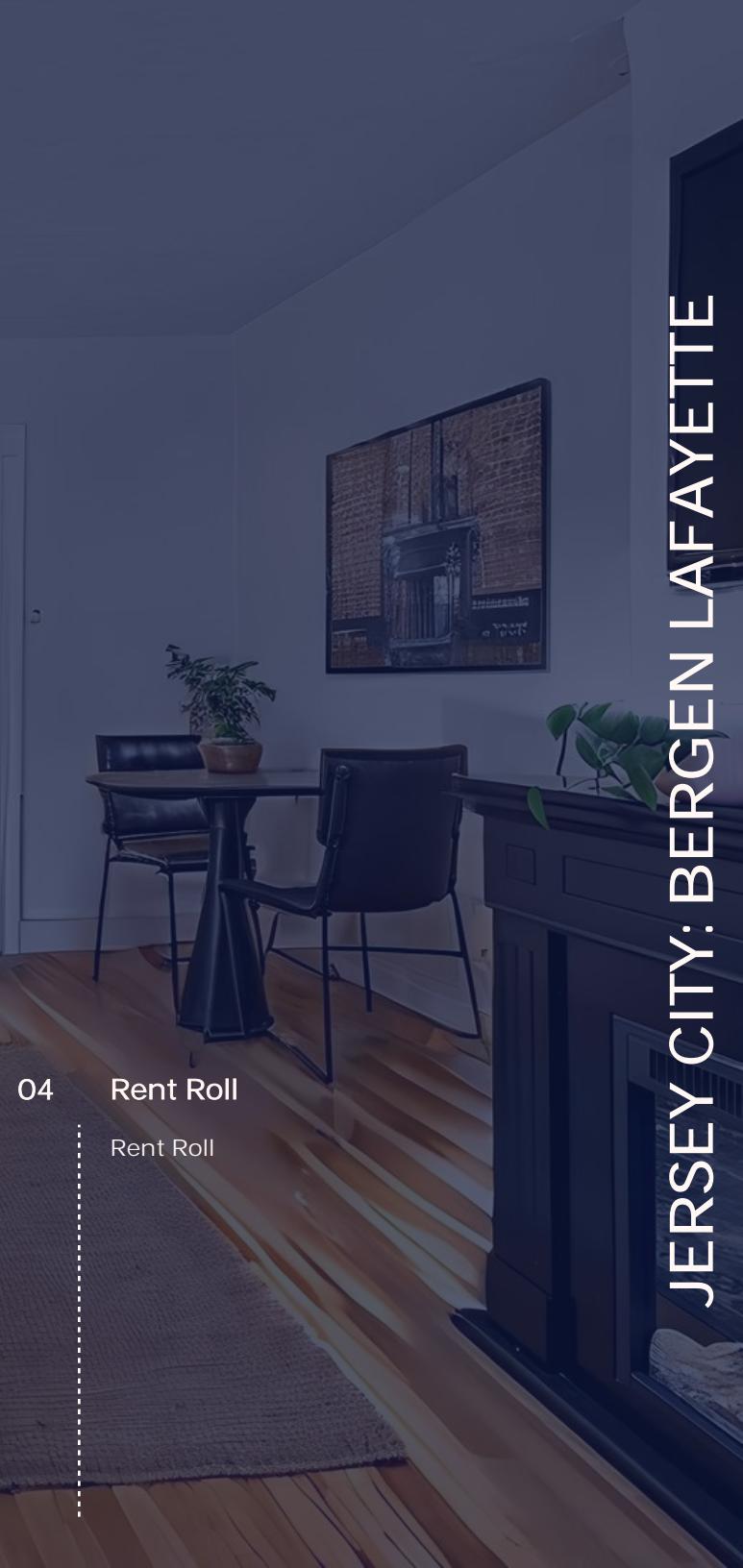
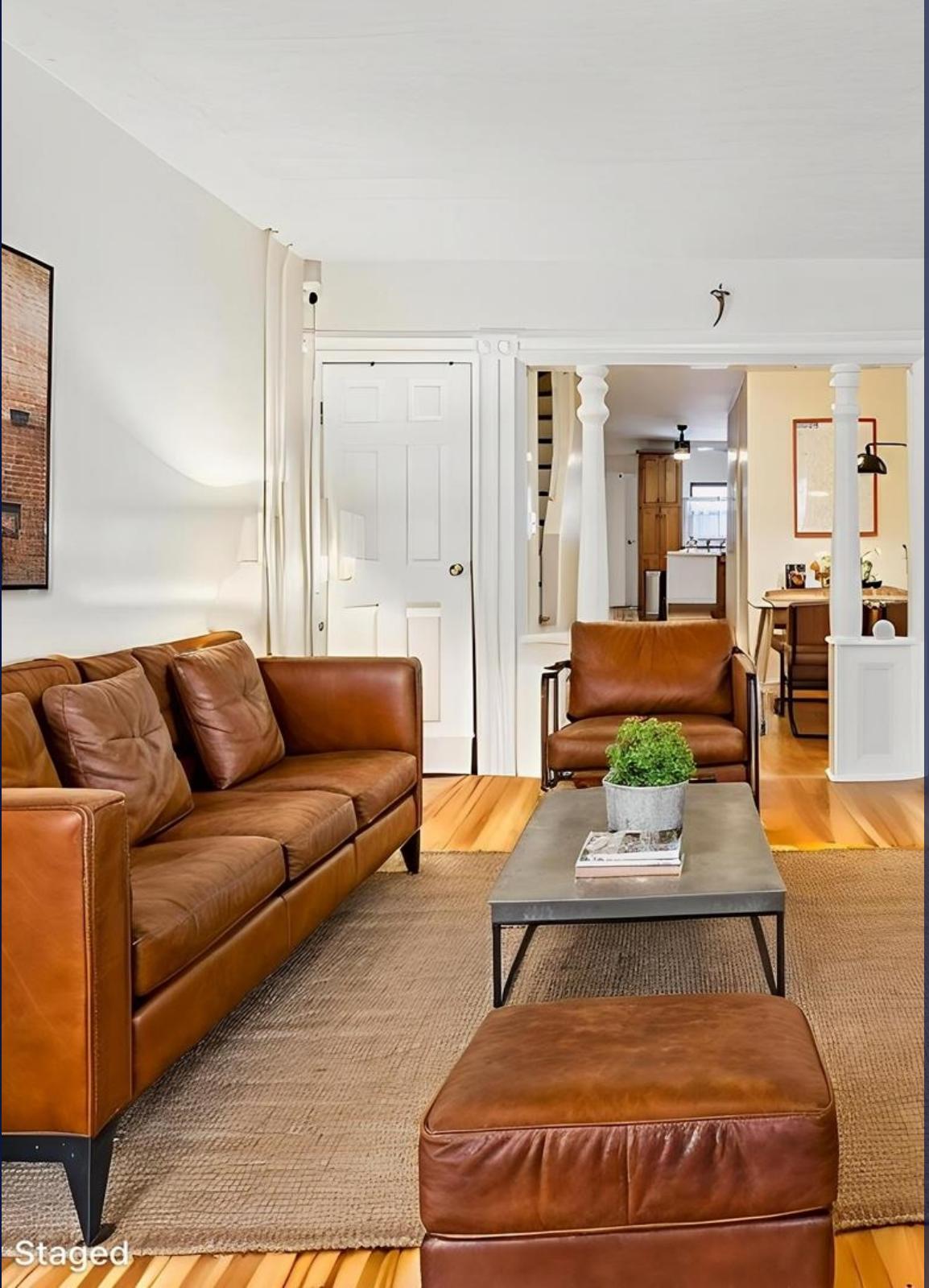
03 **Property Description**
Property Features

PROPERTY FEATURES

NUMBER OF UNITS	3
BUILDING SF	3,056
LAND SF	1,333
YEAR BUILT	1880
# OF PARCELS	1
ZONING TYPE	Residential
NUMBER OF BUILDINGS	1
LOT DIMENSION	13.3X100

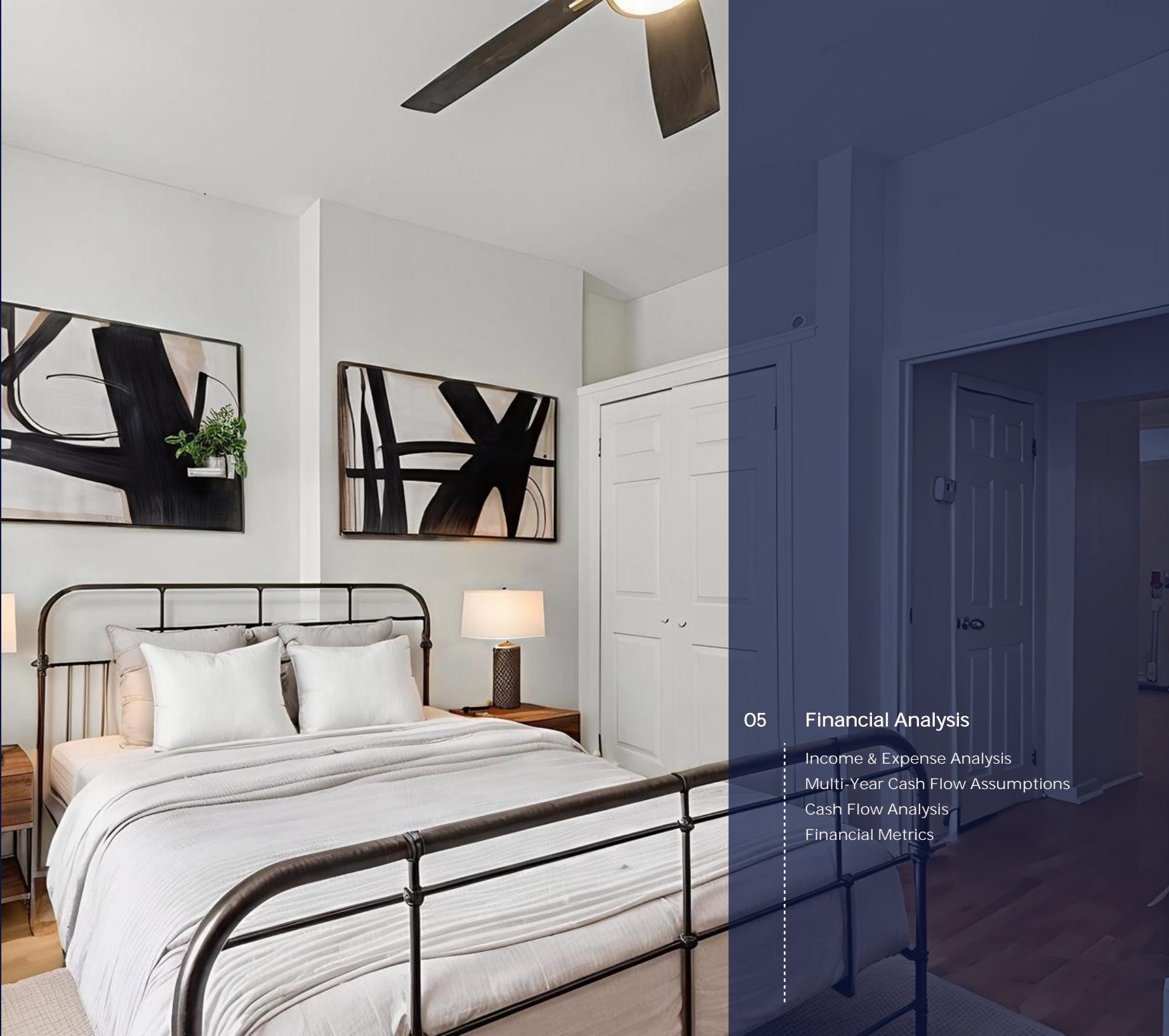


Virtually Staged



Unit	Unit Mix	Current Rent	Market Rent	Lease End	Notes
1	2 bd + 2 ba	\$2,650.00	\$3,200.00	08/31/2026	Duplex Unit with private Back Yard
2	1 bd + 1 ba	\$1,750.00	\$2,400.00	08/31/2026	
3	1 bd + 1 ba	\$1,650.00	\$2,400.00	05/31/2026	
Totals / Averages		\$6,050.00	\$8,000.00		





05

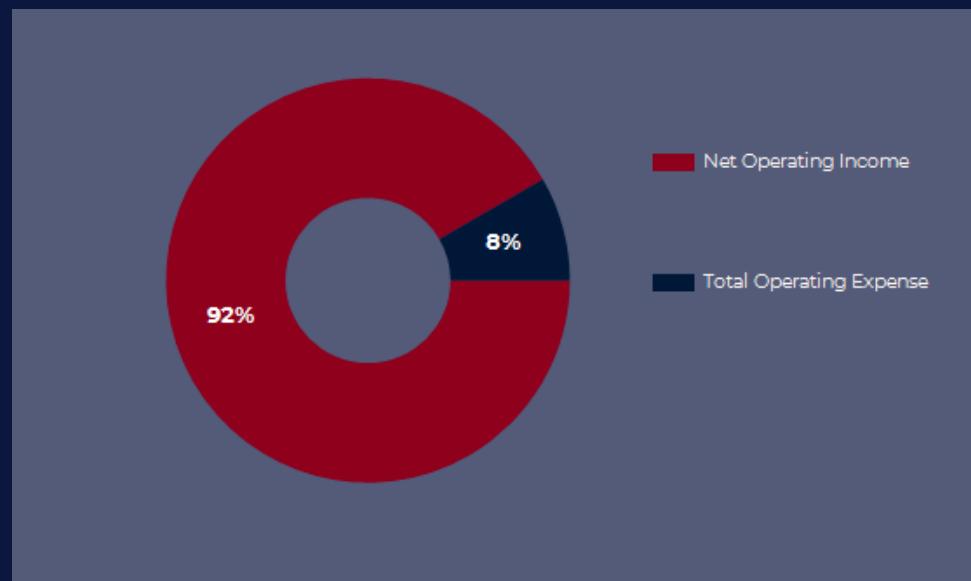
Financial Analysis

Income & Expense Analysis
Multi-Year Cash Flow Assumptions
Cash Flow Analysis
Financial Metrics

REVENUE ALLOCATION

CURRENT

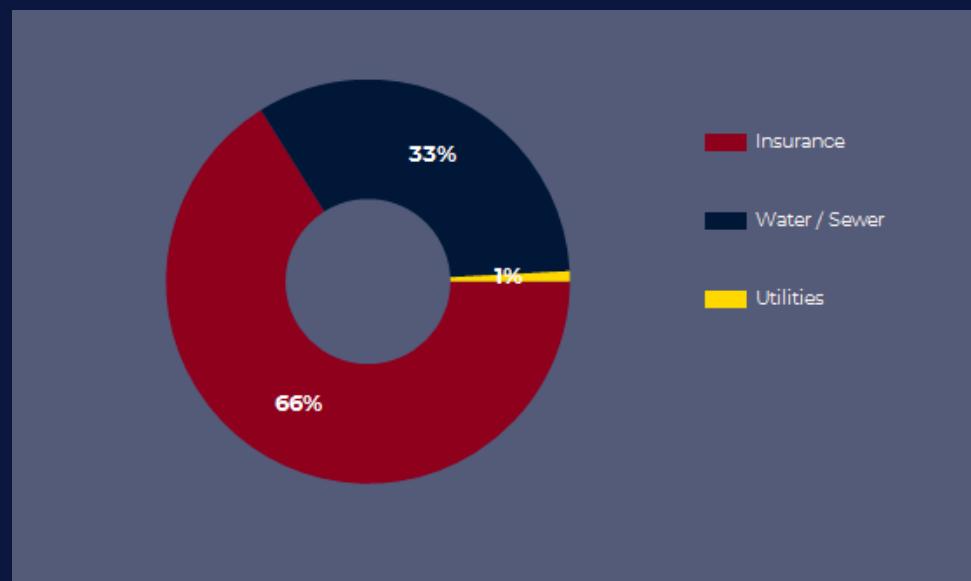
INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$72,600		\$96,000	
Effective Gross Income	\$72,600		\$96,000	
Less Expenses	\$6,050	8.33%	\$6,050	6.30%
Net Operating Income	\$66,550		\$89,950	



DISTRIBUTION OF EXPENSES

CURRENT

EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Insurance	\$4,000	\$1,333	\$4,000	\$1,333
Water / Sewer	\$2,000	\$667	\$2,000	\$667
Utilities	\$50	\$17	\$50	\$17
Total Operating Expense	\$6,050	\$2,017	\$6,050	\$2,017
Expense / SF	\$1.98		\$1.98	
% of EGI	8.33%		6.30%	



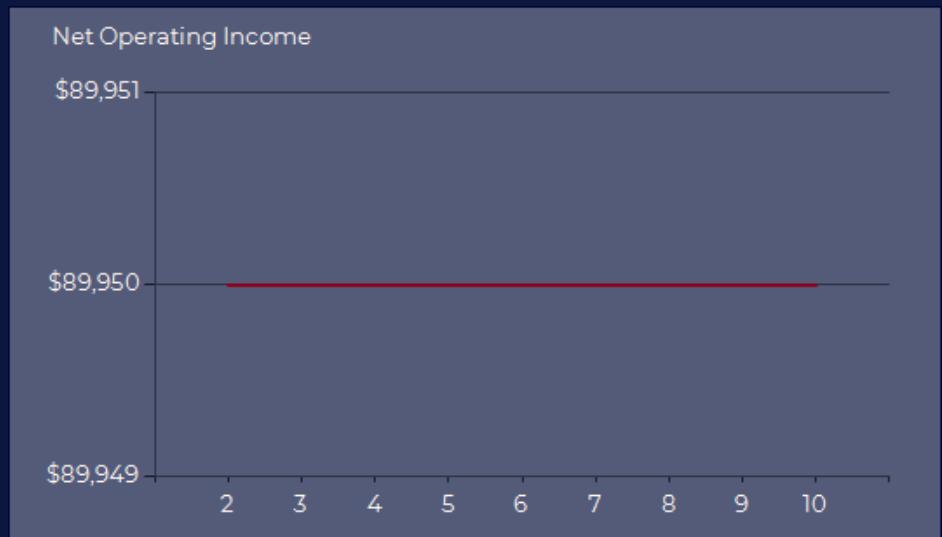
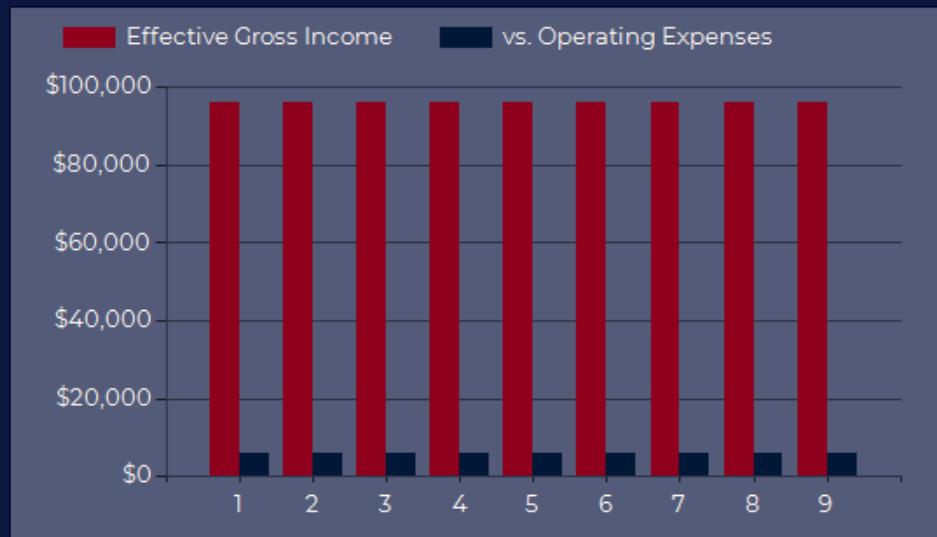
Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

GLOBAL

Price	\$1,100,000
-------	-------------

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

Calendar Year	CURRENT	PRO FORMA	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Gross Scheduled Rent	\$72,600	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000
Effective Gross Income	\$72,600	\$96,000								
Operating Expenses										
Insurance	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
Water / Sewer	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Utilities	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50
Total Operating Expense	\$6,050									
Net Operating Income	\$66,550	\$89,950								



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

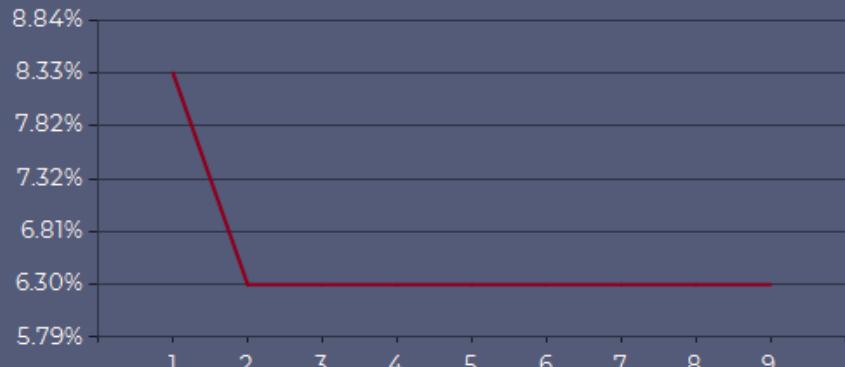
Calendar Year	CURRENT	PRO FORMA	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
CAP Rate	6.05%	8.18%	8.18%	8.18%	8.18%	8.18%	8.18%	8.18%	8.18%	8.18%
Operating Expense Ratio	8.33%	6.30%	6.30%	6.30%	6.30%	6.30%	6.30%	6.30%	6.30%	6.30%
Gross Multiplier (GRM)	15.15	11.46	11.46	11.46	11.46	11.46	11.46	11.46	11.46	11.46
Breakeven Ratio	8.33%	6.30%	6.30%	6.30%	6.30%	6.30%	6.30%	6.30%	6.30%	6.30%
Price / SF	\$359.95	\$359.95	\$359.95	\$359.95	\$359.95	\$359.95	\$359.95	\$359.95	\$359.95	\$359.95
Price / Unit	\$366,667	\$366,667	\$366,667	\$366,667	\$366,667	\$366,667	\$366,667	\$366,667	\$366,667	\$366,667
Income / SF	\$23.75	\$31.41	\$31.41	\$31.41	\$31.41	\$31.41	\$31.41	\$31.41	\$31.41	\$31.41
Expense / SF	\$1.97	\$1.97	\$1.97	\$1.97	\$1.97	\$1.97	\$1.97	\$1.97	\$1.97	\$1.97

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

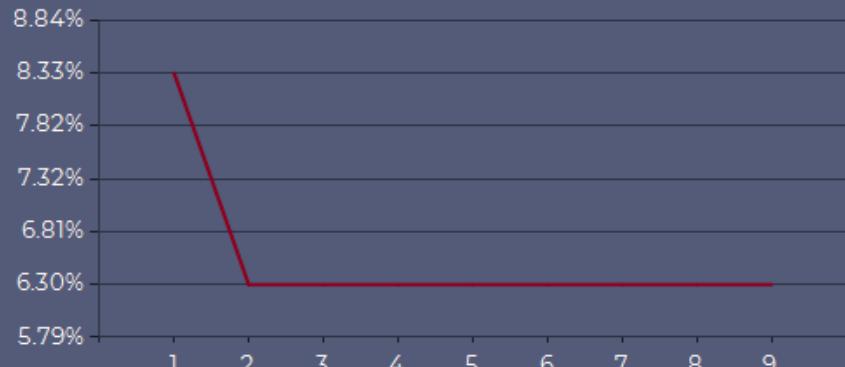
Cap Rate



Operating Expense Ratio



Breakeven Ratio





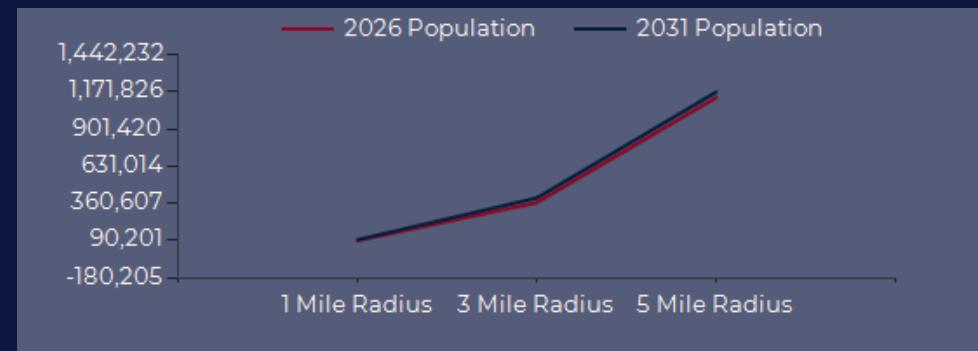
06

Demographics

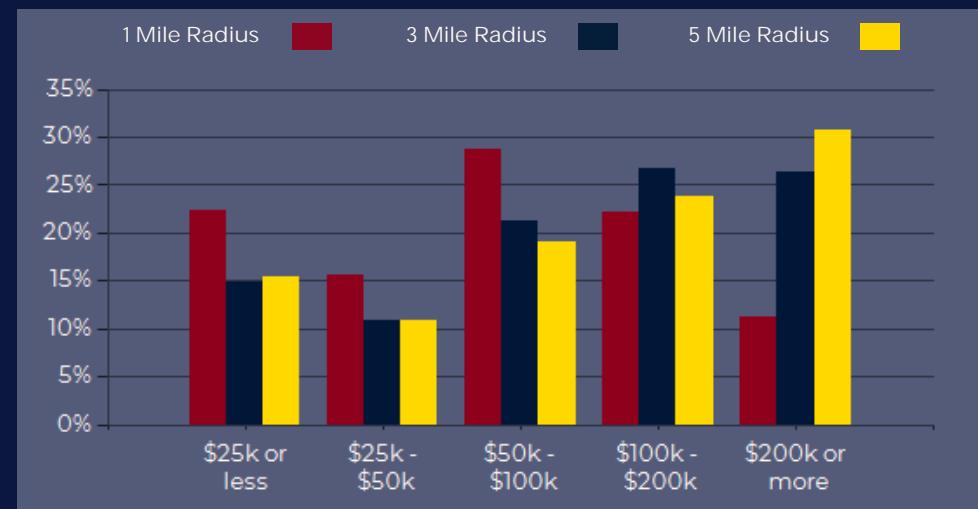
General Demographics
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	78,315	272,259	905,877
2010 Population	76,476	289,717	967,870
2026 Population	90,201	366,234	1,131,869
2031 Population	95,620	400,118	1,171,826
2026 African American	32,343	67,127	121,227
2026 American Indian	817	2,436	7,163
2026 Asian	14,471	94,692	223,715
2026 Hispanic	26,875	89,526	282,248
2026 Other Race	15,653	49,509	148,113
2026 White	17,447	115,263	501,312
2026 Multiracial	9,333	36,888	129,340
2026-2031: Population: Growth Rate	5.85%	8.95%	3.50%

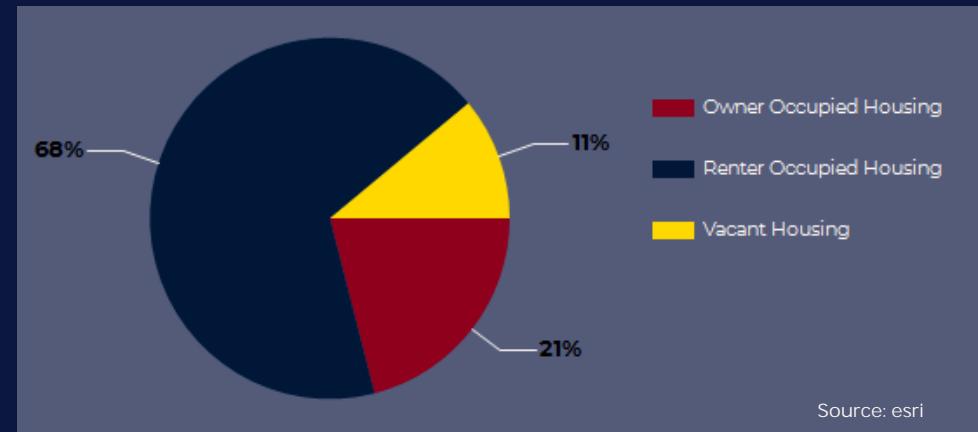
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	4,877	14,933	52,571
\$15,000-\$24,999	2,781	7,786	26,344
\$25,000-\$34,999	2,051	6,164	22,689
\$35,000-\$49,999	3,308	10,357	33,208
\$50,000-\$74,999	6,108	18,102	53,919
\$75,000-\$99,999	3,766	14,181	43,994
\$100,000-\$149,999	5,234	25,405	73,308
\$150,000-\$199,999	2,423	15,316	49,133
\$200,000 or greater	3,855	40,188	158,056
Median HH Income	\$66,720	\$106,830	\$113,225
Average HH Income	\$94,567	\$154,601	\$187,562



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

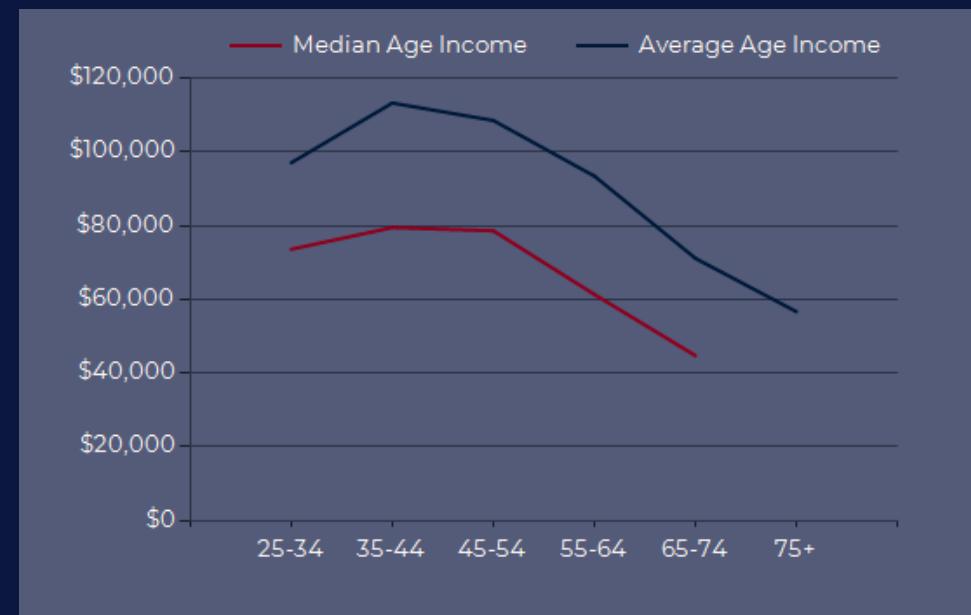
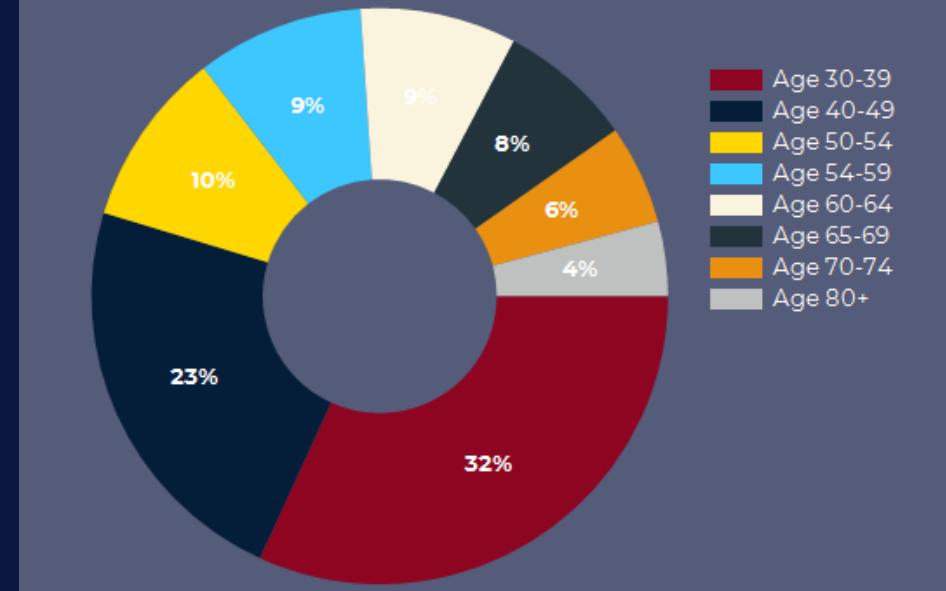


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	8,677	48,402	136,533
2026 Population Age 35-39	8,001	38,389	108,525
2026 Population Age 40-44	6,587	28,851	84,858
2026 Population Age 45-49	5,384	20,813	67,141
2026 Population Age 50-54	5,175	18,621	60,955
2026 Population Age 55-59	4,917	16,816	56,428
2026 Population Age 60-64	4,591	15,707	52,046
2026 Population Age 65-69	3,946	13,458	46,305
2026 Population Age 70-74	2,931	10,687	38,833
2026 Population Age 75-79	2,189	7,761	29,871
2026 Population Age 80-84	1,298	4,641	18,485
2026 Population Age 85+	920	3,642	16,801
2026 Population Age 18+	70,343	298,006	951,917
2026 Median Age	36	35	36
2031 Median Age	37	36	37

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$73,601	\$124,231	\$130,504
Average Household Income 25-34	\$97,076	\$171,044	\$199,367
Median Household Income 35-44	\$79,487	\$137,114	\$155,029
Average Household Income 35-44	\$113,302	\$186,248	\$226,476
Median Household Income 45-54	\$78,622	\$120,053	\$146,363
Average Household Income 45-54	\$108,569	\$172,210	\$226,901
Median Household Income 55-64	\$61,346	\$92,274	\$108,854
Average Household Income 55-64	\$93,474	\$140,577	\$190,399
Median Household Income 65-74	\$44,720	\$55,538	\$59,218
Average Household Income 65-74	\$71,139	\$99,164	\$131,966
Average Household Income 75+	\$56,645	\$69,721	\$94,594

Population By Age

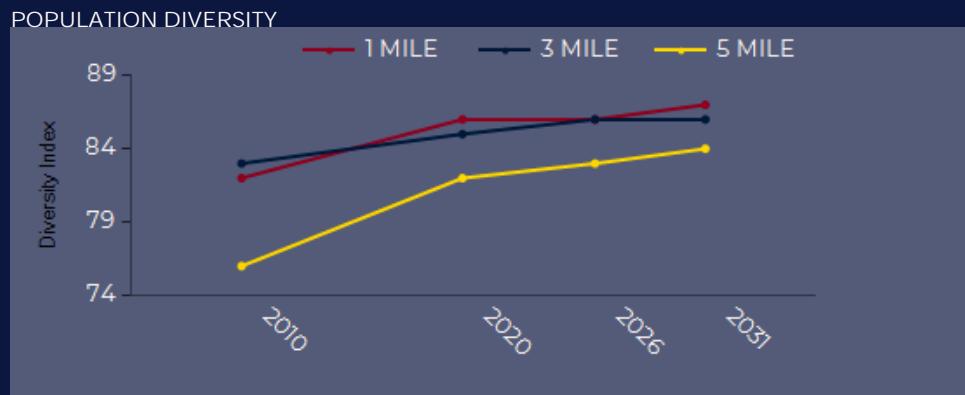


diversity index	1 mile	3 mile	5 mile
Diversity Index (+5 years)	87	86	84
Diversity Index (current year)	87	86	83
Diversity Index (2020)	86	85	82
Diversity Index (2010)	82	83	76

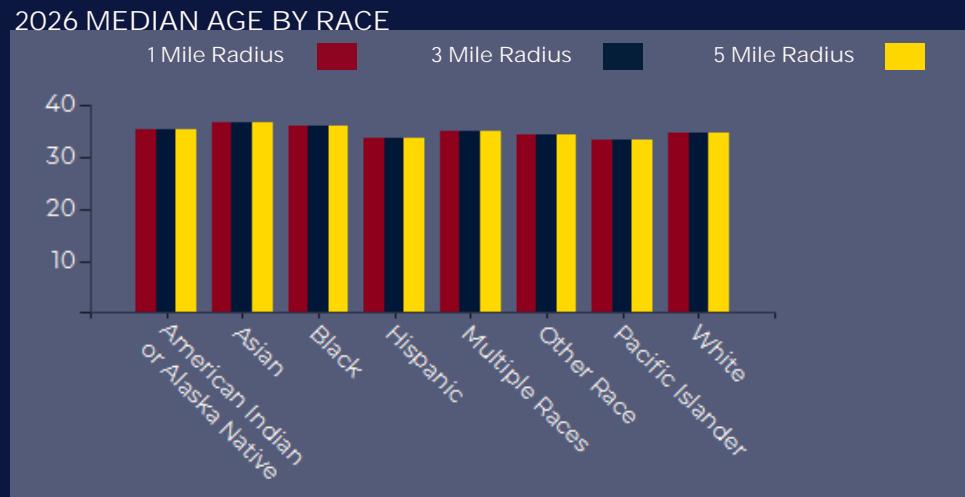
Population by Race



2026 Population by Race	1 MILE	3 MILE	5 MILE
African American	28%	15%	9%
American Indian	1%	1%	1%
Asian	12%	21%	16%
Hispanic	23%	20%	20%
Multiracial	8%	8%	9%
Other Race	13%	11%	10%
White	15%	25%	35%



2026 Median Age by Race	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	35	35	35
Median Asian Age	37	34	35
Median Black Age	36	36	36
Median Hispanic Age	34	35	35
Median Multiple Races Age	35	34	34
Median Other Race Age	35	36	36
Median Pacific Islander Age	33	34	34
Median White Age	35	35	36



JERSEY CITY: BERGEN LAFAYETTE

07 Company Profile

Company Bio
Advisor Profile



MISSION STATEMENT

Select The Harris Team as your premier provider of comprehensive real estate solutions across New York, New Jersey, and Florida. Rely on our award-winning, high-performing team, which boasts over 20 years of brokerage expertise and an impressive track record of success, even in challenging markets.

Consistently ranked in the top 1% of realtors both nationally and internationally, Robert and his skilled team offer **concierge real estate services** tailored to buyers, sellers, landlords, investors, and developers. Our extensive knowledge spans:

- Resale market
- Commercial properties
- Multifamily investments
- New construction

We manage every aspect of the process, from conception and development to title closings, 1031 Exchange, pre-foreclosure, and short sales.

Our thriving business is built on exceptional market insights, effective marketing and social media strategies, and remarkable results that generate continuous referrals from our loyal clients. We are dedicated to serving and educating you throughout every phase, whether you are looking to buy or sell locally or navigating a relocation anywhere in the world. You can trust us to listen to your needs, respect your privacy, and deliver the finest sales experience possible. Our goal is to become your trusted partner and your REALTORS® for life.



Robert G. Harris
Broker-Associate

With an illustrious 20-year legacy as a distinguished listing and sales representative, Robert Harris revels in providing consultation and guidance to those embarking on their journey in the vibrant New York City and Hudson County, NJ real estate market. As both a homeowner and real estate investor, he embraces his role as his "clients' personal real estate concierge," keeping them informed of the latest market trends, enlightening them about the rich history of specific neighborhoods or buildings, and meticulously addressing every facet of the transaction journey—from the initial search to the triumphant closing. "My goal with my clients is to be their realtor for life," he affirms.

A true New Yorker, Robert possesses profound knowledge of the city's eclectic neighborhoods and specializes in residential, commercial, investment, and new construction real estate. Licensed across three states, his expertise is a tapestry woven from years of experience in operations management and as a representative for the city's most esteemed real estate firms. He has garnered a reputation for his prowess in negotiating optimal contracts for his clients, as well as his adeptness in harnessing cutting-edge technology and ensuring seamless collaboration with home inspectors and appraisers to ascertain all necessary preparations before closing.

With an array of certifications and designations in Commercial Real Estate, Luxury Home Specialist, Short Sales & Foreclosure, Smart Home Technology, Negotiation Expertise, and a background in Marketing, Robert's meticulous attention to detail, stellar communication skills, and personalized service consistently surpass his clients' expectations as he hones in on their distinct desires.

Jersey City: Bergen Lafayette



Exclusively Marketed by:

Robert G. Harris

Christies International Real Estate
Broker-Associate
(646) 334-0559
robertharris@homesbythehudson.com
1110517

TFC TEAM FRANCESCO
COMMERCIAL llc
Real Experts... Delivering Real Results.[®]

CHRISTIE'S
INTERNATIONAL REAL ESTATE
GROUP

<https://www.christiesrealestate.com/real-estate-agents/robert-harris/14837/>

powered by CREOP