11-UNIT MULTIFAMILY INVESTMENT OFFERING

606 11th Street
Union City, New Jersey 07087

ASKING PRICE $995,000

Exclusive Listing

CENTURY 21 PREFERRED REALTY, INC.

Jay Navia, Sales Associate
Hoboken Office | 201-491-6990

CONFIDENTIAL INVESTMENT PACKAGE

11	$90,708	$64,093	6.44%	10.97x
Units	Gross Scheduled Income	Estimated NOI	Estimated Cap Rate	Gross Rent Multiplier

Investment Summary

A rare opportunity to acquire an established 11-unit multifamily asset in Union City, Hudson County. The three-story property contains eleven one-bedroom apartments, including one residence with direct private yard access. Its compact 25 x 100-foot lot, fully residential unit mix, and proximity to regional transportation support a durable urban rental profile.

COMMERCIAL HIGHLIGHTS

- 11 one-bedroom apartments
- Three-story multifamily building
- Approximately 25 x 100-foot lot
- One unit with private yard access

COMMERCIAL HIGHLIGHTS

- Estimated gross income: $90,708
- Estimated NOI: $64,093.02
- Estimated cap rate: 6.44%
- Green Card indicated as completed

Property Overview

Property Detail	Information
Property Type	Multifamily investment
Unit Mix	11 one-bedroom apartments
Stories	3
Full Bathrooms	11
Lot Size	Approximately 25 x 100 feet
Block / Lot	Block 54 / Lot 25
Current Status	Active listing
Asking Price	$995,000

Financial Highlights

The following figures are based on the seller-provided investment analysis and are presented for preliminary evaluation only. They are not a substitute for the purchaser's independent review of leases, rent history, tax records, utility bills, insurance, repairs, management costs, vacancy, reserves, and capital expenditures.

Income / Expense Item	Annual Amount
Purchase Price	$995,000
Gross Scheduled Income	$90,708.00
Property Taxes	$15,181.00
Water	$2,902.10
Sewer	$4,268.88
Insurance	$4,263.00
Total Listed Operating Expenses	**$26,614.98**
Estimated Net Operating Income	**$64,093.02**

Preliminary Investment Metrics

Metric	Result	Calculation Basis
Capitalization Rate	6.44%	NOI divided by asking price
Gross Rent Multiplier	10.97x	Asking price divided by gross scheduled income
Operating Expense Ratio	29.34%	Listed operating expenses divided by gross income
Price Per Unit	$90,455	Asking price divided by 11 units
NOI Per Unit	$5,827	Estimated annual NOI divided by 11 units

Important underwriting note: The listed expense schedule includes taxes, water, sewer, and insurance only. No separate allowance is shown for vacancy/credit loss, management, repairs and maintenance, legal/accounting, common-area utilities, reserves, or capital improvements. A purchaser should normalize expenses before relying on the stated NOI or capitalization rate.

Location Highlights

- Located in Union City, one of Hudson County's most densely developed urban residential markets, the property benefits from a deep renter base and proximity to Manhattan employment centers.
- The location is near neighborhood retail, restaurants, schools, parks, and the broader Bergenline Avenue commercial corridor.
- Union City provides convenient regional access to Hoboken, Jersey City, Weehawken, North Bergen, and New York City through established bus and light-rail connections.

Transit

- NJ TRANSIT operates multiple bus routes through Union City with connections toward New York, Hoboken, and Journal Square. Service patterns and stops should be independently confirmed for the subject location.
- The Bergenline Avenue Station in Union City serves the Hudson-Bergen Light Rail and provides an accessible regional rail connection.

Union City Demographic Snapshot

Demographic Measure	Union City
2025 Population Estimate	66,656
2020 Population Density	53,293.7 persons per square mile
Households, 2020-2024	25,725
Median Household Income, 2020-2024	$64,310
Median Gross Rent, 2020-2024	$1,537
Foreign-Born Population, 2020-2024	54.3%
Mean Commute Time, 2020-2024	33.1 minutes

Demographic source: U.S. Census Bureau QuickFacts. Transit source: NJ TRANSIT. Data is citywide and is not a site-specific market study.

Investor Opportunity Summary

606 11th Street offers an investor the opportunity to acquire an 11-unit, all-one-bedroom multifamily asset at an asking price below $100,000 per unit. The property's established residential configuration, urban infill location, and access to Hudson County and Manhattan transportation corridors may support long-term rental demand and portfolio diversification.

- Acquire immediate scale through an 11-unit asset under one roof.
- All one-bedroom layout provides a straightforward and marketable unit mix.
- Preliminary seller-provided financials indicate a 6.44% capitalization rate at the asking price.
- Potential value may be created through professional management, lease review, expense control, and unit-by-unit improvement strategies, subject to all applicable laws and approvals.
- Suitable for investors seeking a Hudson County multifamily hold with proximity to major employment and transportation nodes.

Zoning and Regulatory Due Diligence

No zoning opinion or legal determination is made in this offering package. Prospective purchasers must independently verify the zoning classification, lawful unit count, rent-control status, certificates, Green Card status, building and fire compliance, permitted use, and any proposed renovation or redevelopment directly with the City of Union City and their legal and technical professionals.

EXCLUSIVE LISTING BROKERAGE

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PROPERTY CONTACT

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Commercial Offering Disclosure & Disclaimer

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