

INVESTMENT HIGHLIGHTS

CORNER MULTI FAMILY ASSET IN THE HEART OF JERSEY CITY HEIGHTS WITH **37% UPSIDE** IN RENTS

3% RENTAL BUMPS APPROVED FROM CITY—\$7,836 INCREASE IN GROSS RENTS, CAP RATE EXPANSION

ONLY 25% OF THE BUILDING HAS BEEN RE-POSITIONED THUS FAR LEAVING SIGNIFICANT UPSIDE

LOCATION

THE HEIGHTS (07307)

UNIT MIX

(1) STUDIO | (19) 1 BED | (3) 2 BED | (1) 3 BED

TAXES

\$57,197.71 (PENDING APPEAL)

GROSS RENTAL INCOME (2026)

\$377,453

FRONTAGE

100' BOWERS ST
50' SUMMIT AVE



995 SUMMIT AVE
JERSEY CITY, NJ 07307

Chris Vitiello
Licensed Real Estate Agent
C: (551) 204-1361
chris@gridcre.com

Gregory D. Edgell
Licensed Real Estate Broker
C: (973) 610-5145
greg@gridcre.com

