

## 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

