

# Offering Memorandum

604 21st St  
Union City, NJ



ANDREW SANDERSON

# Property Overview

9 UNIT BRICK CORNER BUILDING  
LOCATED IN UNION CITY

Lot Size: 26 x 78

8 3BR Apartments

1 2BR Apartment

Asking Price: \$1,599,000

CURRENT

Cap Rate	6.0%
Price/Unit	\$177,666
GRM	11.05

# INCOME & EXPENSE

## INCOME

RENTS AS OF 12/01/25

Annual Rent Collection \$144,628.00

Vacancy Loss (0%) \$ (0)

EFFECTIVE GROSS INCOME \$144,633.72

## EXPENSES

Property Tax \$25,700.00

Insurance \$7,000.00

Utilities (comm. electricity , water & sewer) \$8,800.00

Estimate Maintenance & Super (5%) \$7,231.40

TOTAL EXPENSES \$48,731.40

NET OPERATING INCOME \$95,902.32

**\$95,902.32**  
NET OPERATING INCOME

**6.0%**  
CAP





# RENT ROLL

Total Monthly

Actual Rents

3% increase as  
of 12/01/25

Unit 1	\$ 1,429.38	\$ 1,472.26
Unit 2	\$ 973.91	\$ 1,003.13
Unit 3	\$ 1,526.67	\$ 1,572.47
Unit 4	\$ 955.780	\$ 984.45
Unit 5	\$ 1,340.42	\$ 1,380.63
Unit 6	\$ 1,228.95	\$ 1,265.82
Unit 7	\$ 1,723.50	\$ 1,775.21
Unit 8	\$ 1,169.64	\$ 1,204.73
Unit 9	\$ 1,353.50	\$ 1,394.11
Total Monthly:	\$11,701.55	\$12,052.81





# Location Overview

Ariel View 604 21st  
Street Union City, NJ

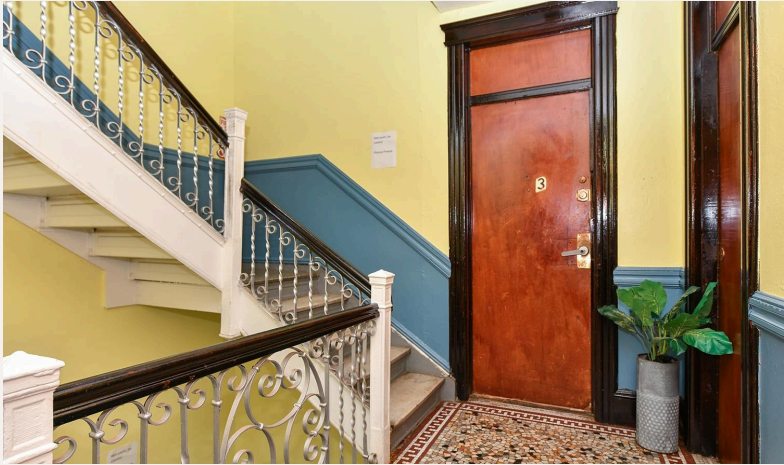


Union City, New Jersey, is a diverse urban community nestled within Hudson County. Known for its rich cultural heritage and vibrant atmosphere, Union City offers a bustling cityscape with a blend of residential and commercial areas. It's characterized by its dense population, diverse neighborhoods, and a wide array of cultural offerings, including restaurants, shops, and events. Additionally, its convenient location provides easy access to neighboring cities and attractions, making it a dynamic and lively destination for residents and visitors alike.













Listing broker:  
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**NORTH JERSEY**  
*group*