

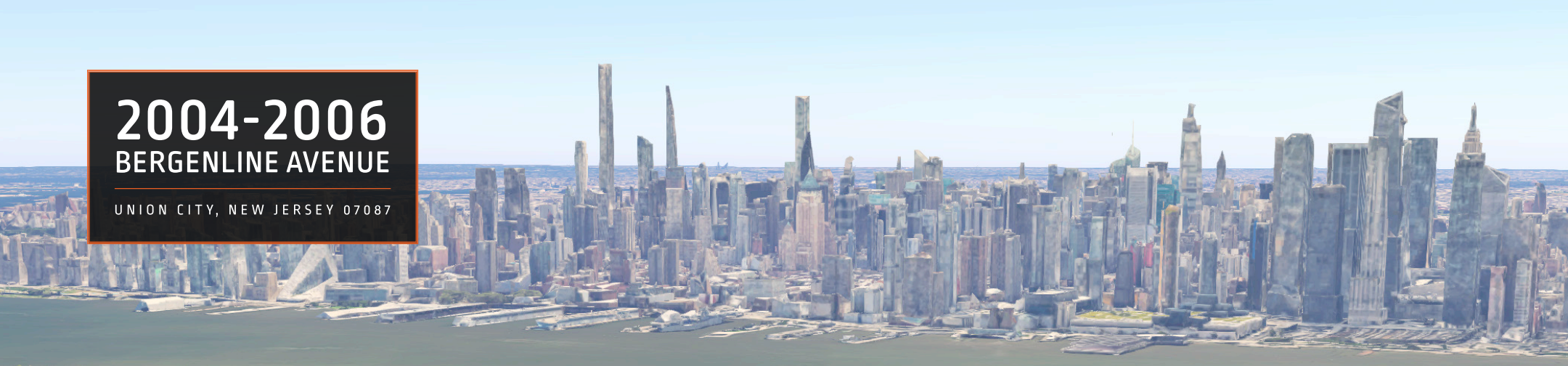


2004-2006 BERGENLINE AVENUE

UNION CITY, NEW JERSEY 07087



2004-2006
BERGENLINE AVENUE
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**WELLS
FARGO**

2004-2006
BERGENLINE AVENUE
UNION CITY, NEW JERSEY 07087

USPS.COM

**DN
KN'**

Valley



2004-2006
BERGENLINE AVENUE

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PROPERTY DESCRIPTION

8 RESIDENTIAL UNITS | 2 COMMERCIAL SPACES

Exceptional investment opportunity in the heart of a high-traffic area. This mixed-use building presents an attractive package for investors seeking a high cap rate investment with significant growth potential.

Property features 8 residential units and 2 retail spaces, ensuring multiple streams of income. **The 8 residential units are well-maintained and offer comfortable living spaces. All residential units are tenant occupied, ensuring immediate cash flow.** Remarkable growth potential - all current rents are below market value and have not been raised in years. Retail spaces will be delivered vacant as both retailers are retiring. Dry Cleaner is owner operated and all FF&E can be left behind.

Situated in a high-traffic area with a very high walk score (95).

- » Steps to NJ Transit bus stop: approximately 30 minutes to NYC
- » 5 min drive to NY Waterway Ferry: approximately 6-8 minutes to midtown & approximately 10-15 minutes to the financial district
- » Lincoln Tunnel: approximately 20 minutes to NYC
- » Near Holland Tunnel and George Washington Bridge
- » Easy access to all major highways
- » Ample street parking in the vicinity

The property's current cap rate is strong and offers a solid return on investment. With potential rent increases and improvements, the cap rate could rise significantly higher, making this a compelling opportunity for investors.

PROPERTY VALUE - \$2,282,466.67



High-traffic area with high walk score (95)



30 minutes to Manhattan via NJ Transit bus



5 minute drive to the NY Waterway Ferry



[CLICK HERE FOR WALK-THROUGH VIDEO LINK TOUR](#)



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5-YEAR VALUATION | INCOME & EXPENSES (ACTUAL)

INCOME

Year	2024	2025	2026	2027	2028	Comments & Notes
Mo. Gross Income	\$17,000.00	\$17,510.00	\$18,035.30	\$18,576.36	\$19,133.65	3% increase per year
Vacancy Loss	\$850.00	\$875.50	\$901.77	\$928.82	\$956.68	5%
Mo. Net Income	\$16,150.00	\$16,634.50	\$17,133.54	\$17,647.54	\$18,176.97	
Annual Income	\$193,800.00	\$199,614.00	\$205,602.42	\$211,770.49	\$218,123.61	

EXPENSES

Expenses	2024	2025	2026	2027	2028	Comments & Notes
Repair & Maint	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	
Taxes	\$36,390.00	\$36,390.00	\$36,390.00	\$36,390.00	\$36,390.00	
Insurance	\$10,019.00	\$10,019.00	\$10,019.00	\$10,019.00	\$10,019.00	
Electric Common	\$648.00	\$648.00	\$648.00	\$648.00	\$648.00	
Legal/Prof Services	\$2,070.00	\$2,070.00	\$2,070.00	\$2,070.00	\$2,070.00	
Water/Sewer	\$5,725.00	\$5,725.00	\$5,725.00	\$5,725.00	\$5,725.00	
Gas & Electric						Tenant pays own utilities
Operating Exp	\$56,852.00	\$56,852.00	\$56,852.00	\$56,852.00	\$56,852.00	

NOI	\$136,948.00	\$142,762.00	\$148,750.42	\$154,918.49	\$161,271.61	
Cap Rate	6.00%	6.00%	6.00%	6.00%	6.00%	
Future Valuation	\$2,282,466.67	\$2,379,366.67	\$2,479,173.67	\$2,581,974.88	\$2,687,860.12	

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5-YEAR VALUATION | CURRENT YEAR RENT ROLL (ACTUAL)

RENT ROLL

Unit	January	February	March	April	May	June	July	August	September	October	November	December	Annual
Apt. 1	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$13,200.00
Apt. 2	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$13,200.00
Apt. 3	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$13,200.00
Apt. 4	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$13,200.00
Apt. 5	\$1,150.00	\$1,150.00	\$1,150.00	\$1,150.00	\$1,150.00	\$1,150.00	\$1,150.00	\$1,150.00	\$1,150.00	\$1,150.00	\$1,150.00	\$1,150.00	\$13,800.00
Apt. 6	\$1,150.00	\$1,150.00	\$1,150.00	\$1,150.00	\$1,150.00	\$1,150.00	\$1,150.00	\$1,150.00	\$1,150.00	\$1,150.00	\$1,150.00	\$1,150.00	\$13,800.00
Apt. 7	\$1,150.00	\$1,150.00	\$1,150.00	\$1,150.00	\$1,150.00	\$1,150.00	\$1,150.00	\$1,150.00	\$1,150.00	\$1,150.00	\$1,150.00	\$1,150.00	\$13,800.00
Apt. 8	\$1,150.00	\$1,150.00	\$1,150.00	\$1,150.00	\$1,150.00	\$1,150.00	\$1,150.00	\$1,150.00	\$1,150.00	\$1,150.00	\$1,150.00	\$1,150.00	\$13,800.00
Retail 1	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$60,000.00
Retail 2	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$36,000.00
Total	\$17,000.00	\$17,000.00	\$17,000.00	\$17,000.00	\$17,000.00	\$17,000.00	\$17,000.00	\$17,000.00	\$17,000.00	\$17,000.00	\$17,000.00	\$17,000.00	\$204,000.00
Total	\$17,000.00	\$17,000.00	\$17,000.00	\$17,000.00	\$17,000.00	\$17,000.00	\$17,000.00	\$17,000.00	\$17,000.00	\$17,000.00	\$17,000.00	\$17,000.00	\$204,000.00

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5-YEAR VALUATION | INCOME & EXPENSES (MARKET VALUE)

INCOME

Year	2024	2025	2026	2027	2028	Comments & Notes
Mo. Gross Income	\$18,400.00	\$18,952.00	\$19,520.56	\$20,106.18	\$20,709.36	3% increase per year
Vacancy Loss	\$920.00	\$947.60	\$976.03	\$1,005.31	\$1,035.47	5%
Mo. Net Income	\$17,480.00	\$18,004.40	\$18,544.53	\$19,100.87	\$19,673.89	
Annual Income	\$209,760.00	\$216,052.80	\$222,534.38	\$229,210.42	\$236,086.73	

EXPENSES

Expenses	2024	2025	2026	2027	2028	Comments & Notes
Repair & Maint	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	
Taxes	\$36,390.00	\$36,390.00	\$36,390.00	\$36,390.00	\$36,390.00	
Insurance	\$10,019.00	\$10,019.00	\$10,019.00	\$10,019.00	\$10,019.00	
Electric Common	\$648.00	\$648.00	\$648.00	\$648.00	\$648.00	
Legal/Prof Services	\$2,070.00	\$2,070.00	\$2,070.00	\$2,070.00	\$2,070.00	
Water/Sewer	\$5,725.00	\$5,725.00	\$5,725.00	\$5,725.00	\$5,725.00	
Gas & Electric						Tenant pays own utilities
Operating Exp	\$56,852.00	\$56,852.00	\$56,852.00	\$56,852.00	\$56,852.00	

NOI	\$152,908.00	\$159,200.80	\$165,682.38	\$172,358.42	\$179,234.73	
Cap Rate	6.00%	6.00%	6.00%	6.00%	6.00%	
Future Valuation	\$2,548,466.67	\$2,653,346.67	\$2,761,373.07	\$2,872,640.26	\$2,987,245.47	


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5-YEAR VALUATION | CURRENT YEAR RENT ROLL (MARKET VALUE)

RENT ROLL

Unit	January	February	March	April	May	June	July	August	September	October	November	December	Annual
Apt. 1	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 13,800.00
Apt. 2	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 13,800.00
Apt. 3	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 13,800.00
Apt. 4	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 13,800.00
Apt. 5	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 14,400.00
Apt. 6	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 14,400.00
Apt. 7	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 14,400.00
Apt. 8	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 14,400.00
Retail 1	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 60,000.00
Retail 2	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 48,000.00
Total	\$18,400.00	\$18,400.00	\$18,400.00	\$18,400.00	\$18,400.00	\$18,400.00	\$18,400.00	\$18,400.00	\$18,400.00	\$18,400.00	\$18,400.00	\$18,400.00	\$ 220,800.00
Total	\$18,400.00	\$18,400.00	\$18,400.00	\$18,400.00	\$18,400.00	\$18,400.00	\$18,400.00	\$18,400.00	\$18,400.00	\$18,400.00	\$18,400.00	\$18,400.00	\$ 220,800.00



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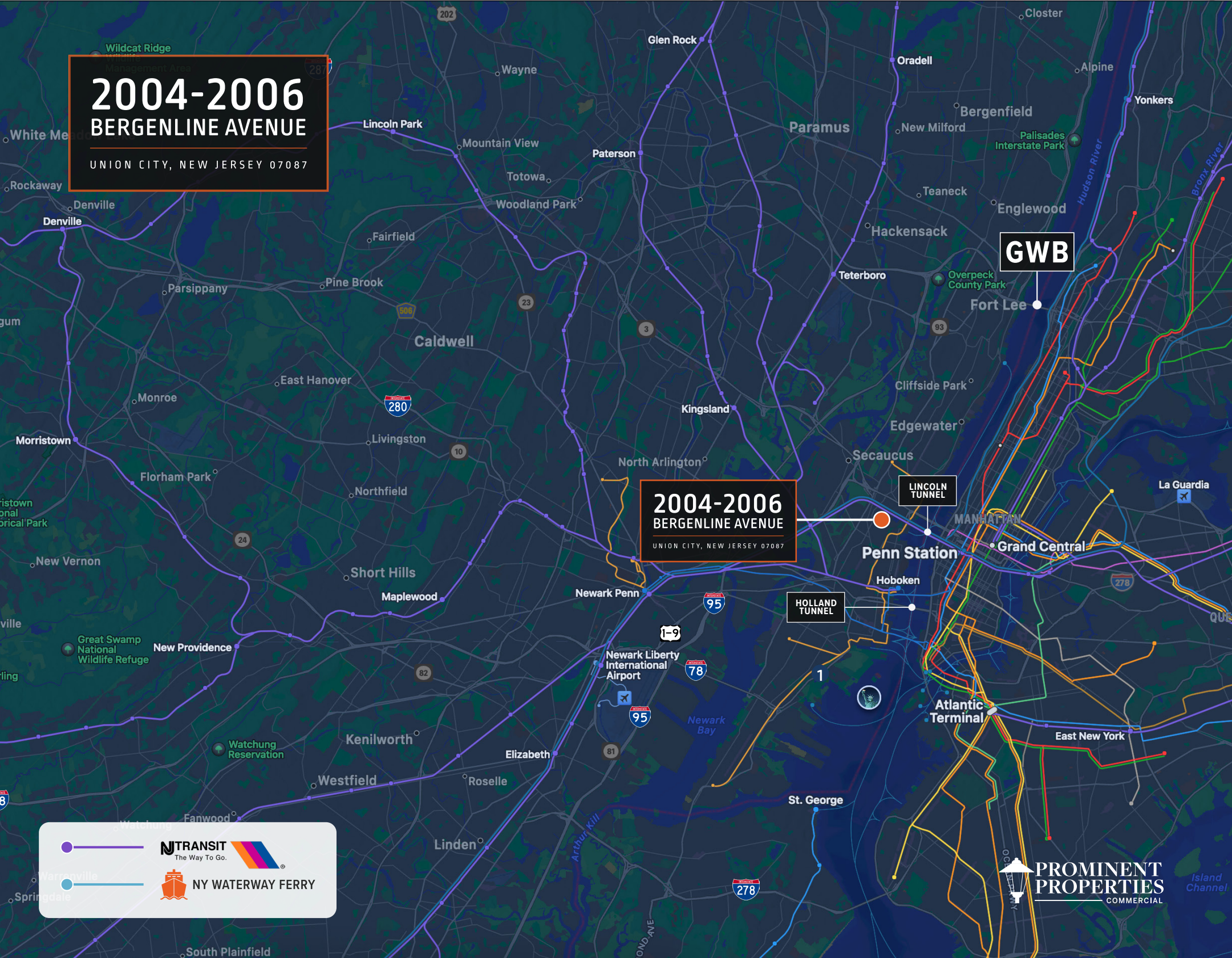
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UNION CITY, NEW JERSEY 07087

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