

120 Jefferson St

Hoboken, NJ

8 Unit Apartment Building



03

Investment
Overview

04

Highlights

05-19

Property Photos

20-21

Financials

22-24

Location

25-26

Demographics
Zoning

28

Contact Info

TABLE OF CONTENTS





OFFERING
\$2,800,000

ASKING PRICE

5.67%

CAP RATE

\$212,664

GROSS INCOME

\$158,640

NET INCOME

\$191,756

PRO - FORMA

NET INCOME

LOAN ASSUMPTIONS

Property Address: 120 Jefferson Street	Asking Price	\$2,800,000
Block Lot: 29 / 24	Loan Amount	\$1,500,000
Lot Size: 25 X 100	Down Payment	\$1,300,000
Building Size (Approx) : 5,000 SF	LTV	54%
Number of Apartments: 8	Interest Rate	6.25%
Real Estate Taxes : \$17,250	Amortization	30 Years

Property Highlights

(8) One Bedroom Apartments

Value Add Property

Under Market Rents
75% of Building

New Roof

Butterfly Security Access System

New Cast Iron Entry Staircase

Separate Utilities

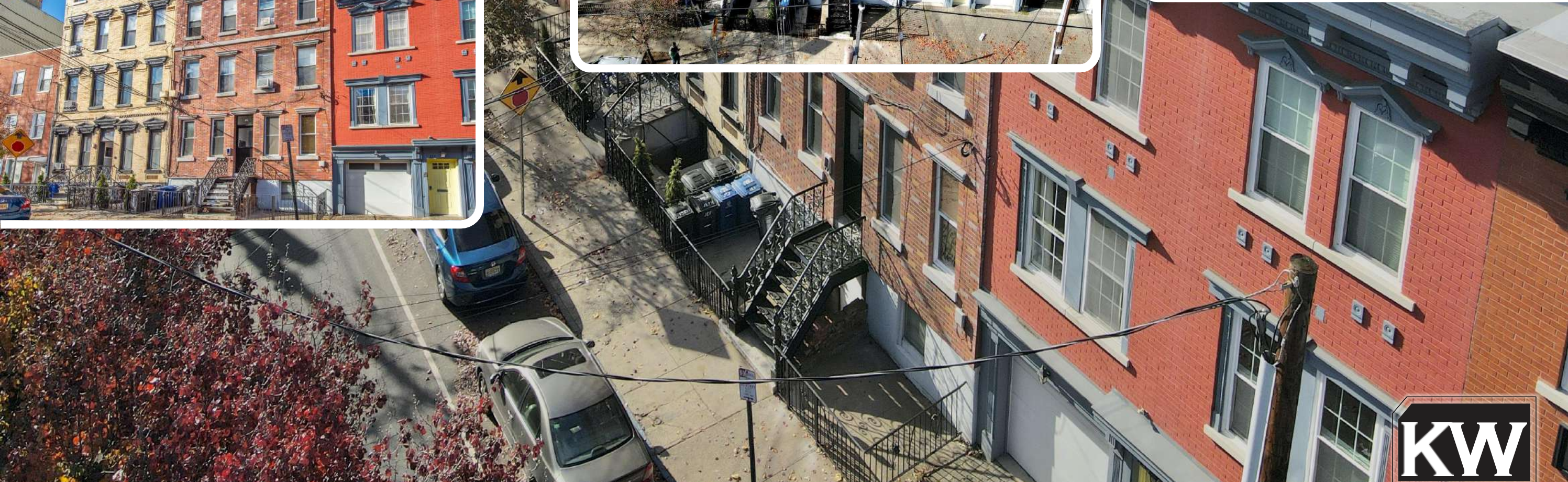
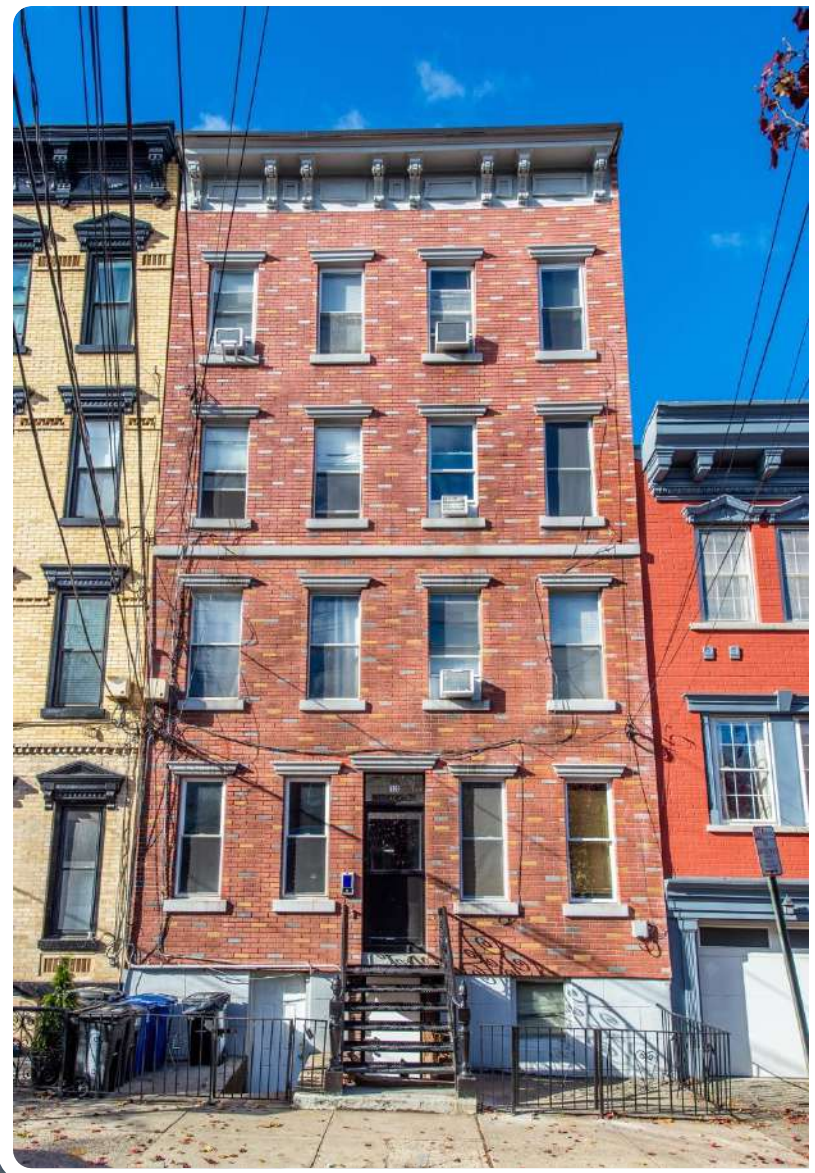
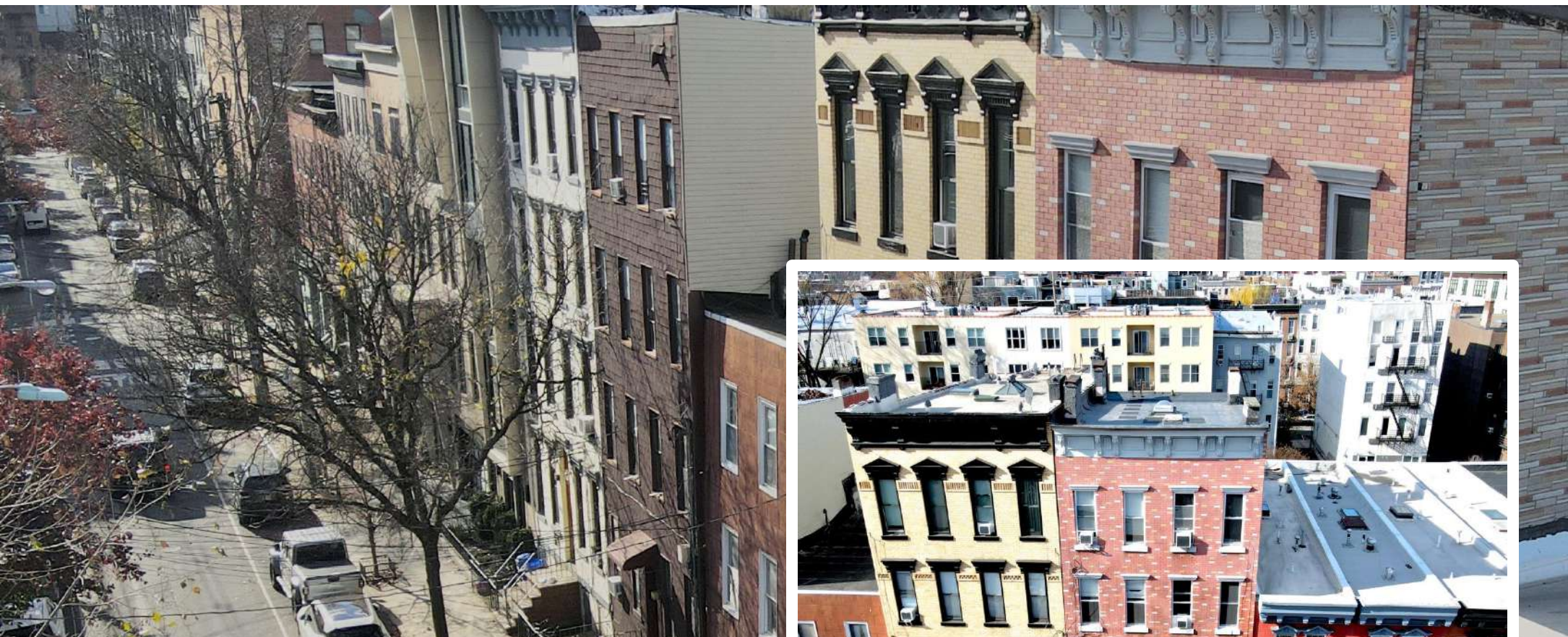
(8) Hot Water Heaters
(8) Gas Meters , Electric Meters

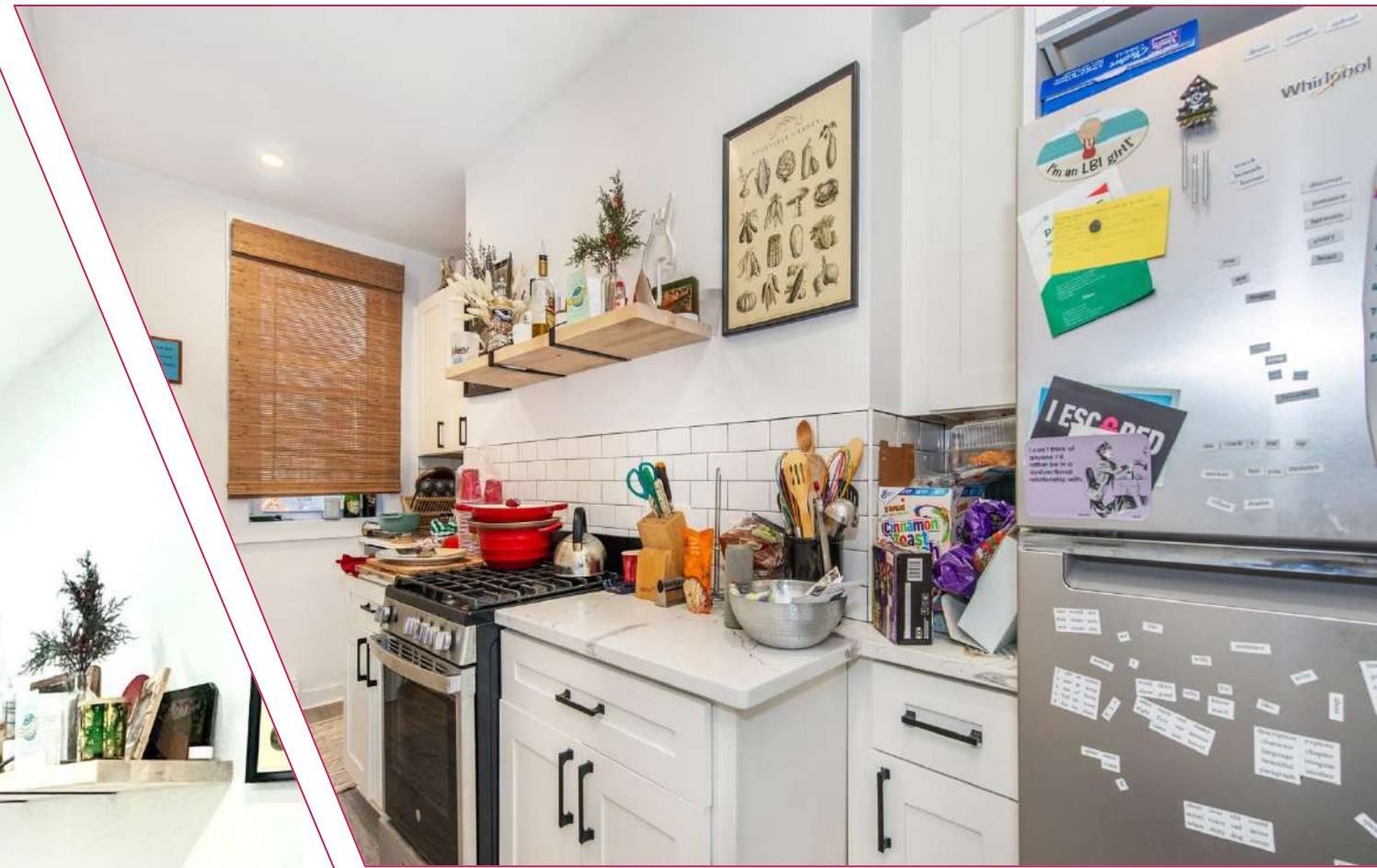
Close Proximity

2nd Street Light Rail
&
First Street Retail Corridor



KW
COMMERCIAL





Unit 1R
\$2,750/month



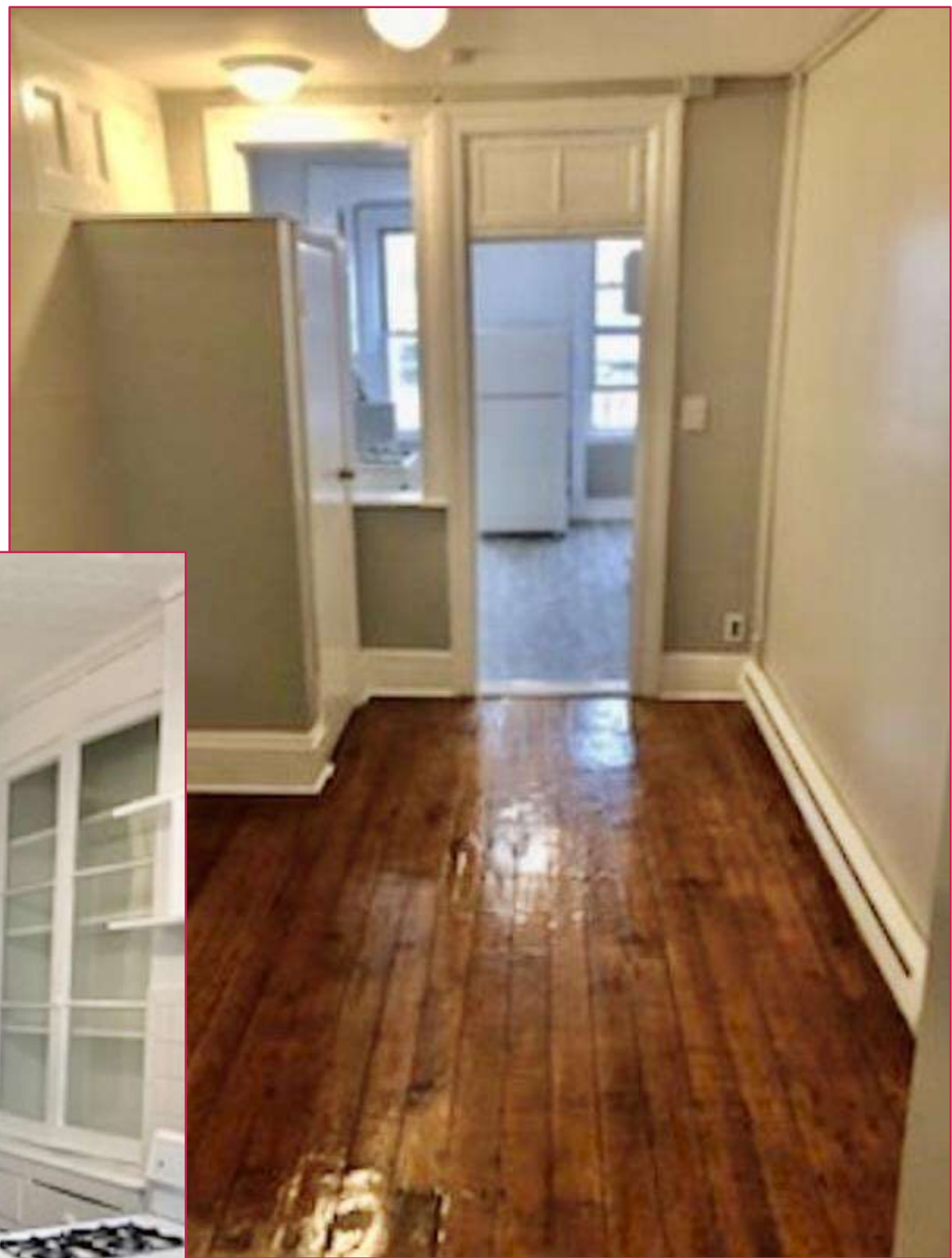
Video Walk Through





Unit 1R
\$2,750/month





Unit 1L
\$1,972/month



Video Walk Through (Renovated Unit Across the Hall - \$2,750/month)





Unit 2L
\$2,150/month

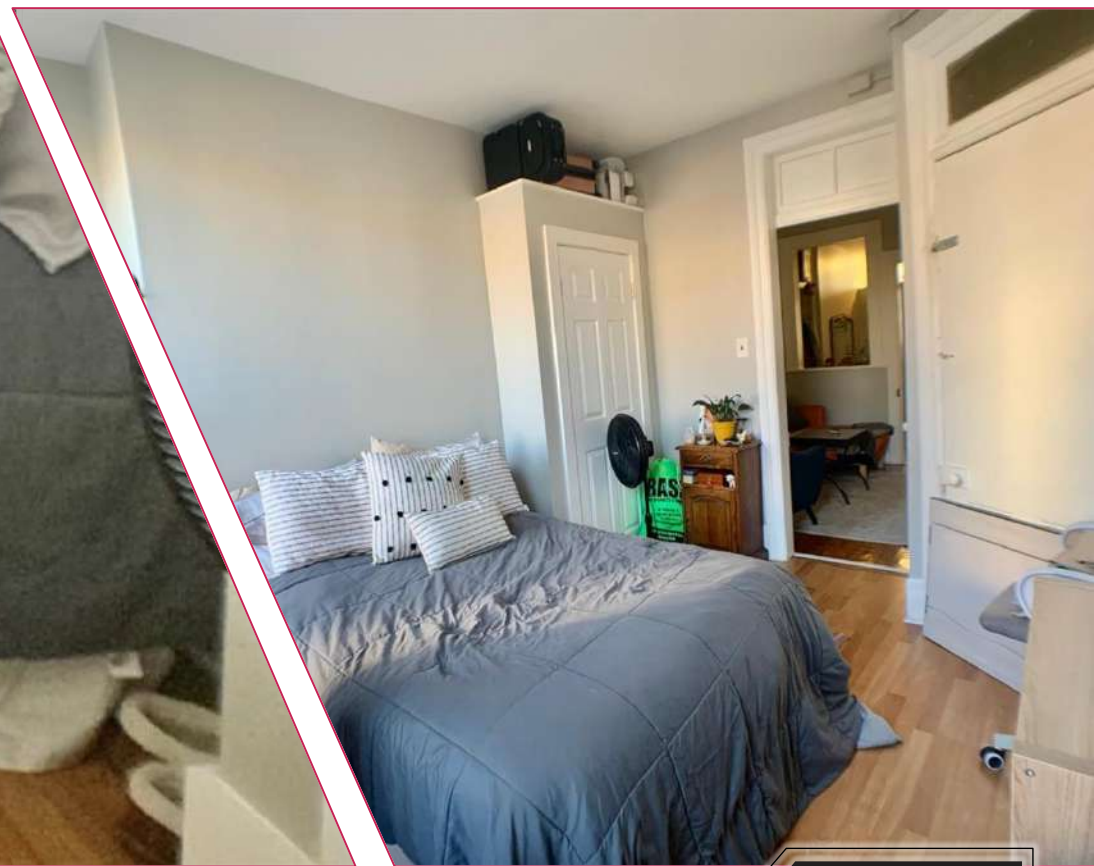


Video Walk Through (Renovated Unit Across the Hall - \$2,750/month)



Unit 2L
\$2,150/month





Unit 2L
\$2,150/month



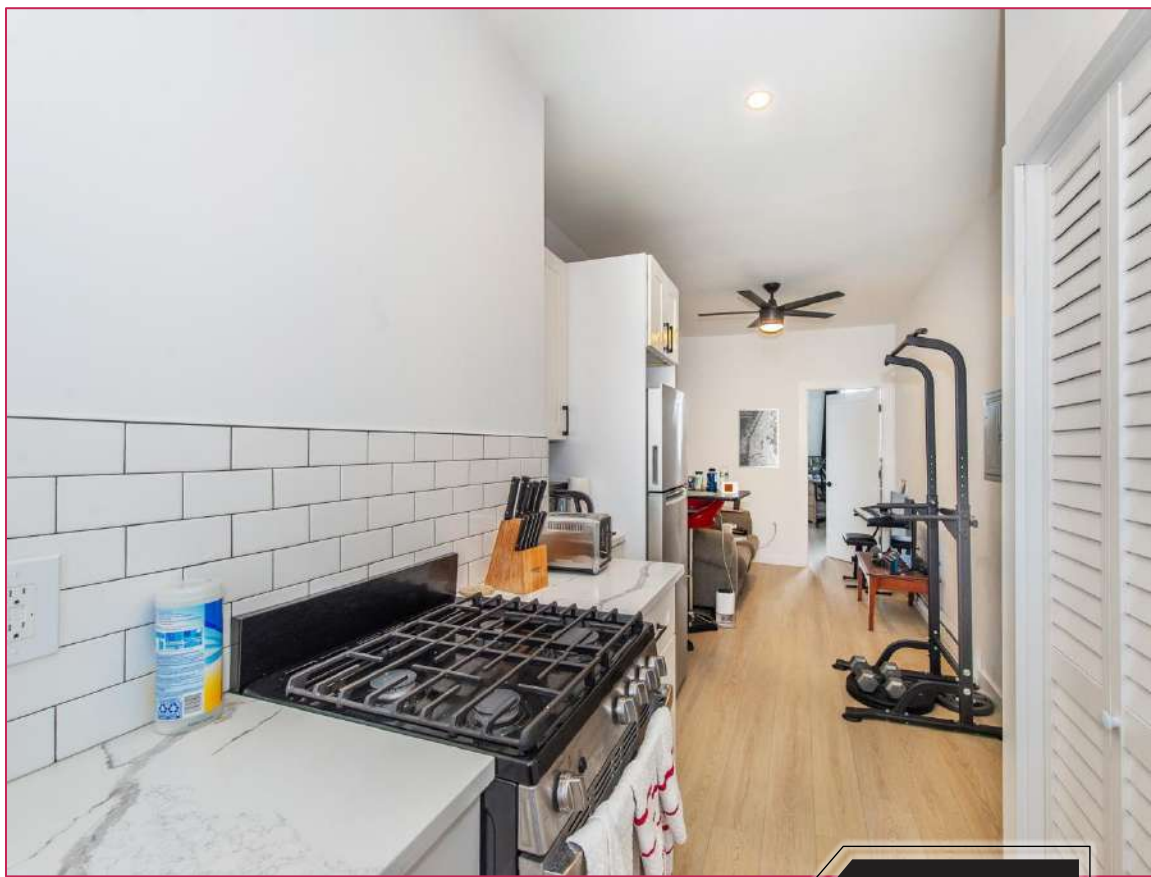


Unit 3R
\$2,450/month



Video Walk Through





Unit 3R
\$2,450/month





Unit 3R
\$2,450/month

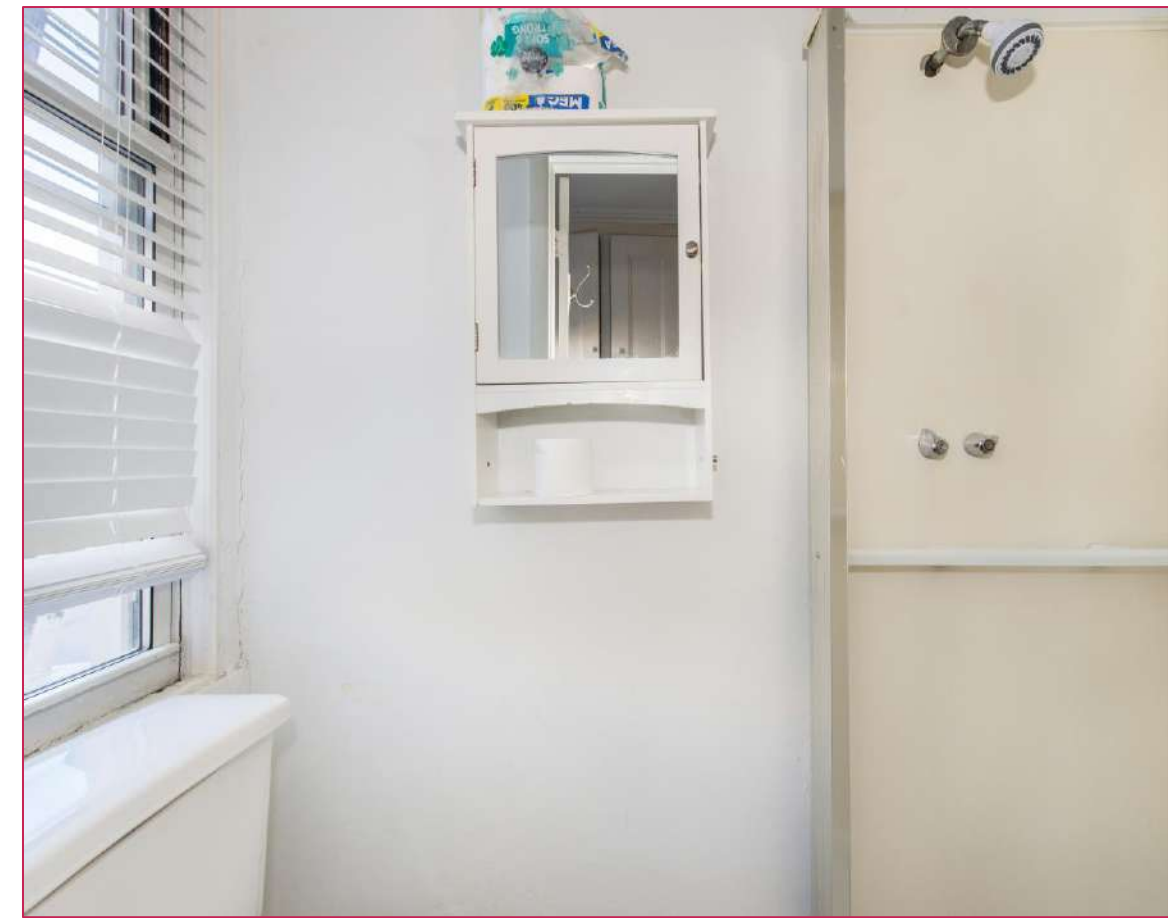




Unit 3L
\$1,950/month – Currently Vacant

(Renovated Unit Across the Hall - \$2,450/month)





Unit 3L
\$1,950/month – Currently Vacant





Unit 4L
\$1,850/month





Unit 4L
\$1,850/month



Rent Roll

UNIT #	UNIT TYPE	LEASE EXPIRATION	CURRENT RENT	PRO-FORMA	NOTES
1L	1 Bed 1 Bath	M-M	\$1,972	\$2,300	
1R	1 Bed 1 Bath	09/30/25	\$2,750	\$3,100	Recently Renovated
2L	1 Bed 1 Bath	10/31/25	\$2,150	\$2,250	
2R	1 Bed 1 Bath	09/30/25	\$2,750	\$3,100	Recently Renovated
3L	1 Bed 1 Bath	12/31/24	\$1,950	\$2,100	Vacant
3R	1 Bed 1 Bath	08/31/25	\$2,450	\$2,800	Recently Renovated
4L	1 Bed 1 Bath	06/30/25	\$1,850	\$2,150	
4R	1 Bed 1 Bath	03/31/25	\$1,850	\$2,150	
TOTAL			\$17,722	\$19,950	
Annual			\$212,664	\$232,218	

Income Statement

Number of Units: 8

Price	\$2,800,000	Pro-Forma
Gross Annual Income	\$212,664.00	\$219,600
Vacancy – 3%	\$6,379.92	\$7,182
Effective Gross Income	\$206,284	\$232,218
Total Expenses	\$47,644.00	\$47,644.00
NOI	\$158,640	\$191,756
Cap Rate	5.67%	6.85%

EXPENSES

		%
Water/Sewer	\$4,109	1.89%
Flood Insurance	\$5,770	2.71%
GL & Property Insurance	\$6,619	3.11%
Taxes:	\$17,250	8.11%
Property Management	\$6,380	3%
Repairs and Maintenance	\$5,000	2.35%
Butterfly Security (Hardware paid for)	\$1,200	0.76%
Total Expenses	\$47,644.00	22.60%

Building Utility



Heating: Paid By Tenants
Electric Baseboard Heat



Cooling: Paid By Tenants
Window Units/ Electric



Hot Water: Paid By Tenants
All Separate Hot Water Heaters



Electricity: Paid By Tenants
Separate Meters

LOCATION

New York City

CarePoint Health
Hoboken University
Medical Center

Zack's
OAK BAR & RESTAURANT

**Antique
Bar & Bakery**

City Hall

True Value.

Napoli's
Neapolitan Brick Oven Pizza

SPARKY PATTY BOY
Piccolo's
SINCE 1955

La Bohème

G
G&C Hair studios
LEE'S DRY CLEANERS

SCHMITTY'S
HOBOKEN, NJ

LOSURDO BROS.
Tony's Italian Bread Bakery & Deli
FOCACCIA BARESE • MOZZARELLA & RICOTTA

Green Pear
CAFE

**DUNKIN'
DONUTS**

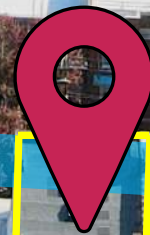
Hoboken
Fire Department

Hoboken Boys
& Girls Club

BLUE RIBBON

1st Street

Jefferson St



P
PRIME FOOD MARKET
One Stop Food Shop

LOCATION



Hoboken Path Station



COVETED HOSPITALITY



MARIAN TOWERS



SPARKY PATTY BOY



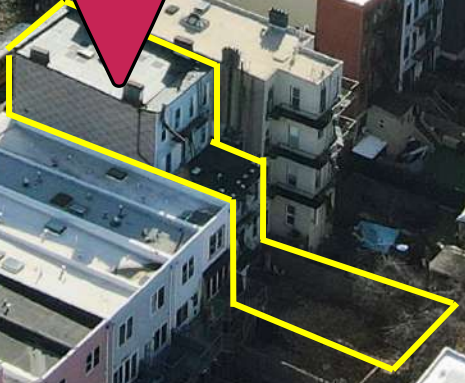
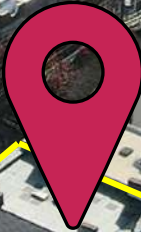

EST. NYC 1920



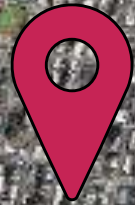
hobokenvine



One Stop Food Shop



120 JEFFERSON ST,
HOBOKEN



NEW
YORK



Demographics

POPULATION

2024

1- MILE

99,251

3- MILES

736,658

5- MILES

1,709,032

3- MILE RADIUS DEMOGRAPHICS



736,658

POPULATION

HOUSEHOLDS

1- MILES

46,376

3- MILES

395,523

5- MILES

919,742



395,523

TOTAL HOUSEHOLDS

INCOME

Average HH

1- MILES

\$ 172,817

3- MILES

\$147,038

5- MILES

\$ 151,687

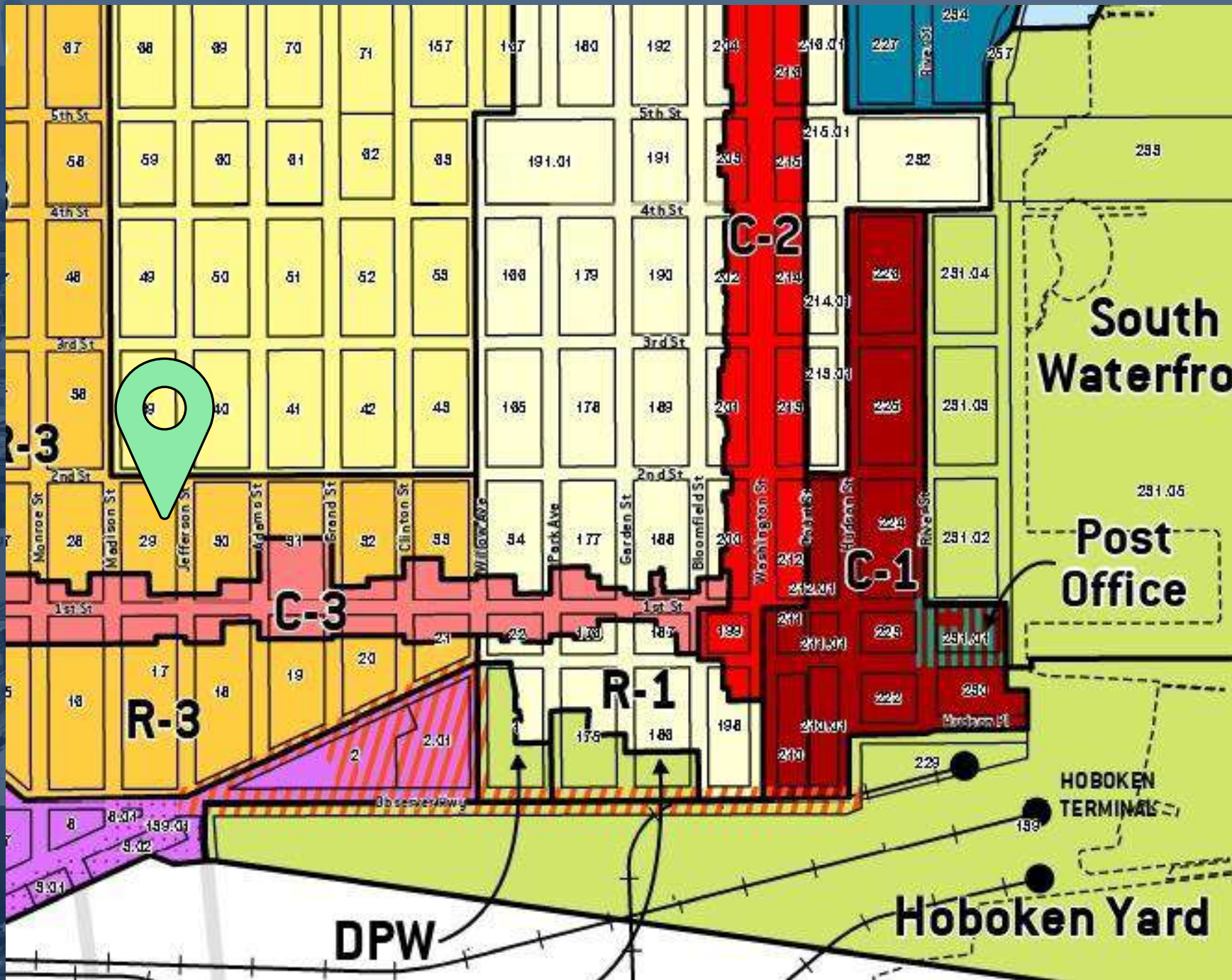


\$ 147,038

AVERAGE HOUSEHOLD INCOME



R-3 Zone



Zoning Districts

- R-1
- R-CP
- R-2
- R-3
- C-1
- C-2
- C-3
- I-1
- I-1 (W)
- I-2
- University
- W(N)

Redevelopment Plan Areas

- Redevelopment Plan Area - Superseding
- Neumann Leathers Overlay District
- Southwest Overlay District
- Post Office Overlay District

R-3 District





NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Tip Commercial/KW Commercial in compliance with all applicable fair housing and equal opportunity laws.



Exclusively
Marketed By:



Jason Trembicki
917.526.2982
Jtrembicki@kwcommercial.com
301 Route 17, Suite 204
Rutherford, NJ 07070