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Group

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Offering
Memorandum
904 Bergenline ave
Union City NJ

By Bruno Mele of Liberty Realty

Offering Memorandum

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904 Bergenline Avenue, Union City, NJ 07087



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Executive Overview

Property Summary

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Property Overview

- Property Type: Mutli-family residential
- Number of Units: 6 + 2 bonus garden level
- Unit Break Down: 6 (2 bed 1 bath)
1 (1 bed 1 bath) garden
1 (Studio 1 bath) garden
- Building size: 25X 100
- Stories: 3
- Parking: On Street
- Year Built: 1910



Executive Overview

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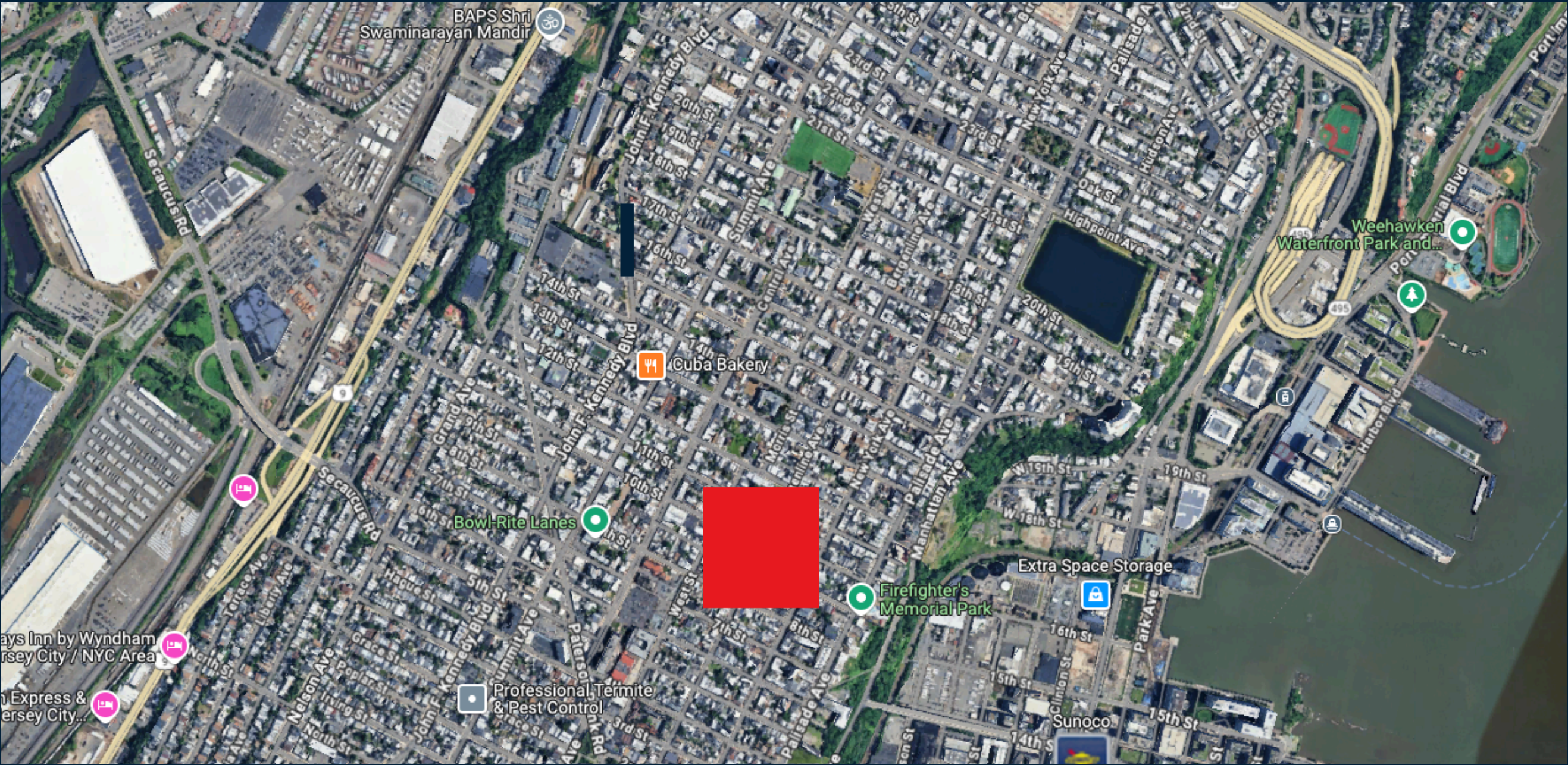
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INVESTMENT OPPORTUNITY

This 6-unit + 2 bonus apartment multifamily property presents a lucrative investment opportunity in a highly desirable location. Diversified mix of studio, 1 and 2- bedroom units. Operating with efficiency, the property has well-managed expenses, including insurance, taxes, utilities, and a professional management team. With its strong income, efficient expense management, and prime location, this property promises to deliver consistent cash flow and attractive returns

Near By Access:

- JFK Boulevard
- Summit Avenue
- Palisade Avenue
- High way 495
- Highway 1&9



Executive Overview

Aerial Photos

904 Bergenline Avenue, Union City, NJ 07087

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Executive Overview

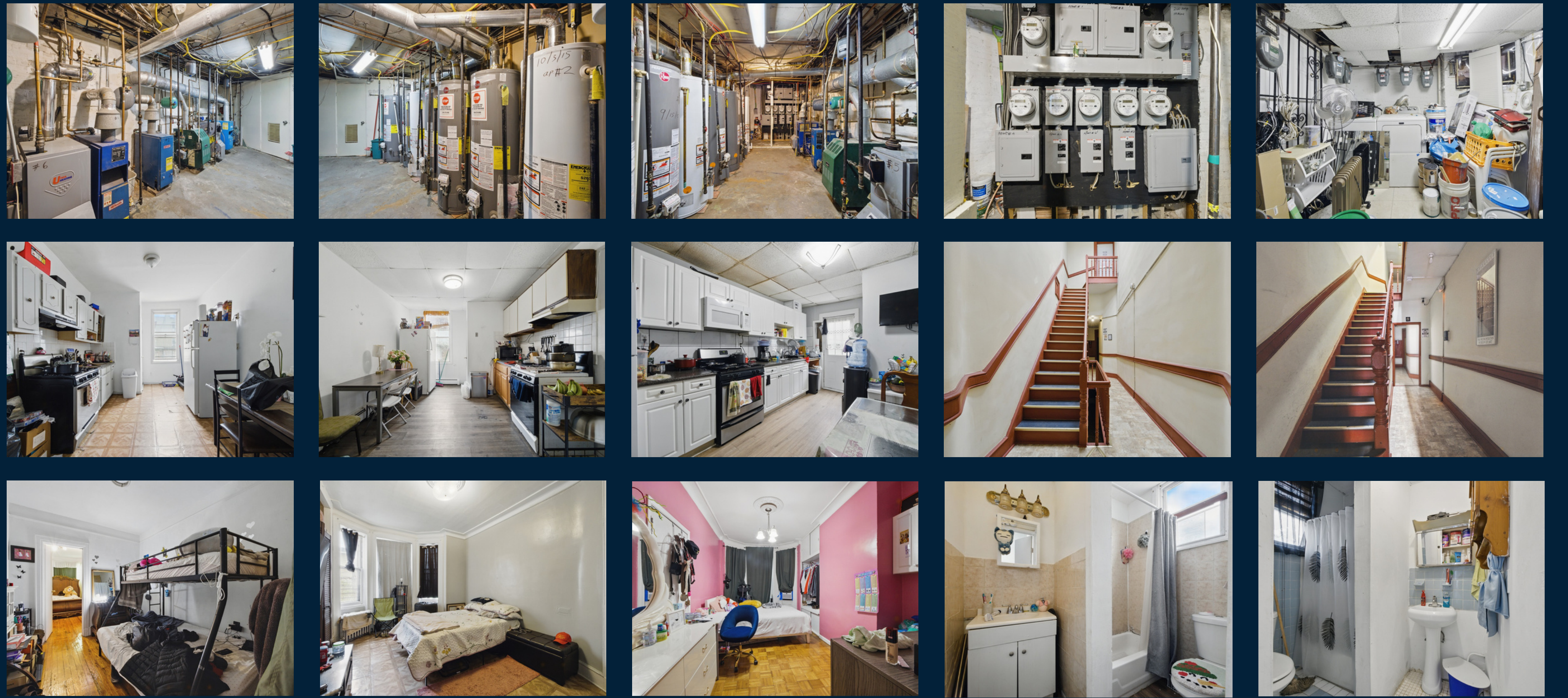
Interior Photo's

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Market Overview

Demographics

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POPULATION	RADIUS		
	2 Mile	5 Mile	10 Mile
2020 Population	245,667	1.844.818	6.873,253
2024 Population	237,965	1.746.221	6.528,519
2029 Population Projection	229,228	1.641.381	6.167,638
Annual Growth 2020-2024	−0,8%	−1,3%	−1,3%
Annual Growth 2024-2029	−0,7%	−1,2%	−1,1%
Median Age	37	38,6	37,8
Bachelor's Degree or Higher	45%	63%	42%
U.S. Armed Forces	110	432	2.004

INCOME	RADIUS		
	2 Mile	5 Mile	10 Mile
Average Household Income	\$115,245	\$137,270	\$105,456
Median Household Income	\$83,650	\$101,760	\$72,089
< \$25,000	16,788	143,446	568,802
\$25,000 - 50,000	14,772	99,639	420,506
\$50,000 - 75,000	12,173	87,915	352,777
\$75,000 - 100,000	10,982	79,646	278,425
\$100,000 - 125,000	9,968	72,753	224,298
\$125,000 - 150,000	5,498	50,403	153,514
\$150,000 - 200,000	8,475	82,513	214,058
\$200,000+	16,410	215,221	393,664

DEMOGRAPHICS HIGHLIGHTS



Minutes from Midtown Manhattan via direct bus lines and PATH train access



Prime Location: Close proximity to major routes including NJ Turnpike, Route 3, and Lincoln Tunnel



Densely Populated: Union City has one of the highest population densities in the U.S., home to over 68,000 residents in just 1.28 square miles



Diverse Community: A rich blend of cultures, with a large Hispanic population making up over 80% of residents



Ideal for Commuters: Attracts middle-class families and young professionals seeking quick access to New York City while enjoying affordable urban living



Renters' Market: Approximately 80% of households in Union City are renters, providing steady demand for multifamily and rental properties

Market Overview

Submarket Snapshot

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THE UNION CITY & HUDSON COUNTY MULTI-FAMILY SUBMARKETS

The Union City and Hudson County multifamily submarkets cater predominantly to middle-class families and young professionals seeking affordable living with unparalleled access to New York City. These areas are known for their dense populations and diverse communities, offering some of the most competitive rents in the New York metro area. Much of the rental inventory is located near major transportation routes like the NJ Turnpike, Route 3 and the Lincoln Tunnel, making it ideal for commuters working in Manhattan and nearby employment hubs.

Historically, demand in Union City and Hudson County has outpaced supply, with limited new development keeping vacancy rates low and occupancy high. In fact, vacancies have remained well below the metro average over recent years. Even with some new construction, including approximately 300 new units delivered in the past year, vacancy rates remain tight at 2.9%, signaling a continued shortage in supply.

This constrained supply and high demand have contributed to rents growing by 5.1% over the past year, driving strong investment interest in the market. Over the past 12 months, \$320 million worth of multifamily properties have traded hands, reflecting the market’s robust fundamentals. While investment activity remains solid, rising interest rates and tighter financing conditions may temper transaction volume moving forward. However, with strong market fundamentals and proximity to NYC, Union City and Hudson County continue to attract both residents and investors alike.



Financial Overview

Key Details

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Income & Expense Break Down

	DOLLAR AMOUNT	PERCENT
SELLING PRICE	1,295,000	
INCOME:		
GROSS RENTS:	108,216	Current
VACANCY:	0	0%
OTHER INCOME:		
EFFECTIVE RENTS:	108,216	
EXPENSES:		
TAXES:	15,489	
INSURANCE:	5,000	
WATER & SEWER	0	Tenant Pays
UTILITIES:	325	
TOTAL EXPENSES:	20,814	
NOI:	87,402	
CAP RATE:	6.75%	

	DOLLAR AMOUNT	PERCENT
SELLING PRICE	1,295,000	
INCOME:		
GROSS RENTS:	136,416	As 8 units
VACANCY:	0	0%
OTHER INCOME:		
EFFECTIVE RENTS:	136,416	
EXPENSES:		
TAXES:	15,489	
INSURANCE:	5,000	
WATER & SEWER	0	Tenant Pays
UTILITIES:	325	
TOTAL EXPENSES:	20,814	
NOI:	115,602	
CAP RATE:	8.93%	

Unit Break Down

- Unit 1: 2 bed 1 bath \$1,749
- Unit 2: 2 bed 1 bath \$1,800
- Unit 3: 2 bed 1 bath \$1,018
- Unit 4: 2 bed 1 bath \$1,798
- Unit 5: 2 bed 1 bath \$1,803
- Unit 6: 2 bed 1 bath \$850
- Bonus Unit 7: project \$1,500
- Bonus Unit 8: project \$850
- Units 1-6 are 825 sqft



Bruno Mele

Associate/ Advisor



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**Thank you for your interest.
If you have any additional
questions or would like to
schedule a private tour
please reach out.**