

FOR SALE - MULTIFAMILY

814A 76TH ST
NORTH BERGEN, NJ 07047

- **8 UNITS**
- **10 PARKING SPACES**
- **FLAG LOT**

LIST PRICE: \$2,200,000



PRESENTED BY:
TRIUMPH GROUP REAL ESTATE
MOHAMED EISA (M) 201.889.4494
EISA@TRIUMPHBROKERAGE.COM
310 PACIFIC AVE
JERSEY CITY, NJ 07304



PROPERTY HIGHLIGHTS

- PRIME COMMUTER LOCATION WITH QUICK ACCESS TO MANHATTAN VIA BUSES, FERRY & LINCOLN TUNNEL
- CLOSE TO BERGENLINE AVE RETAIL, RESTAURANTS, AND DAILY CONVENIENCES
- NEAR MAJOR RECREATIONAL AMENITIES, INCLUDING 167-ACRE BRADDOCK PARK
- SEPARATE ELECTRIC & GAS

VALUE ADD OPPORTUNITY

PURCHASE THE 2 FAMILY PROPERTY NEXT DOOR AT 814B 76TH ST, WHICH INCLUDES 4 ADDITIONAL PARKING SPACES. BOTH UNITS ARE 2-BEDROOMS WITH RENTS CURRENTLY WELL BELOW MARKET, OFFERING STRONG POTENTIAL TO RENOVATE & RESELL OR UPGRADE & RE-RENT AT MARKET RATES. WILL LIST FOR SALE AT \$549,000.



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PRO FORMA

814A 76TH ST NORTH BERGEN, NJ 07047

INCOME

UNIT			Tenant Status	# Bed
814A - Unit 1	\$	1,650	Occupied	2
814A - Unit 2	\$	2,500	Occupied	2
814A - Unit 3	\$	2,350	Occupied	2
814A - Unit 4	\$	1,892	Occupied	2
814A - Unit 5	\$	1,002	Occupied	1
814A - Unit 6	\$	1,650	Occupied	1
814A - Unit 7	\$	1,450	Occupied	1
814A - Unit 8	\$	2,000	Occupied	1
MONTHLY TOTAL	\$	14,494		
ANNUAL TOTAL	\$	173,928		

Property is on a flag lot and can be packaged with adjacent 2 family home (separate deed) which includes 4 additional parking spaces.

EXPENSES

INSURANCE	\$	6,902
LANDSCAPING	\$	230
LEGAL	\$	862
MAINTENANCE	\$	3,045
MANAGEMENT FEE (3%)	\$	5,218
PEST CONTROL	\$	1,324
PSEG	\$	14,302
SEWER	\$	5,112
TAX	\$	14,741
VACANCY (3%)	\$	5,218
WATER	\$	2,731
ANNUAL TOTAL	\$	59,686

NET INCOME \$ 114,242

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