

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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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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