



201 16TH ST
UNION CITY NJ 07087

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For additional information on this submission please contact

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201 16TH ST | UNION CITY

PRIME LOCATION ON GREGORY AVE

INVESTMENT HIGHLIGHTS

SUPPLY CONSTRAINED RETAIL MARKET
AFFLUENT SUB MARKET OF UNION CITY
RENOVATED UNITS WITH SEPARATE UTILITIES

BUILDING AREA

±4,400GSF

BUILDING DESCRIPTION

THIS BUILDING CONTAINS 1 RETAIL AND 3 APARTMENTS. TENANTS PAY FOR ALL OF THEIR OWN UTILITIES EXCEPT WATER AND SEWER. EACH APARTMENT HAS 2 BEDROOMS AND 1 BATH. LANDLORD RECENTLY REPLACED ALL RESIDENTIAL WINDOWS AND THE ROOF WAS REPLACED ABOUT SIX YEARS AGO.

ASKING PRICE

\$1,250,000.00

IN PLACE CAP RATE

5.4%

ESTIMATED GROSS INCOME

\$95,520.00

REAL ESTATE TAXES (2025)

\$16,636.00



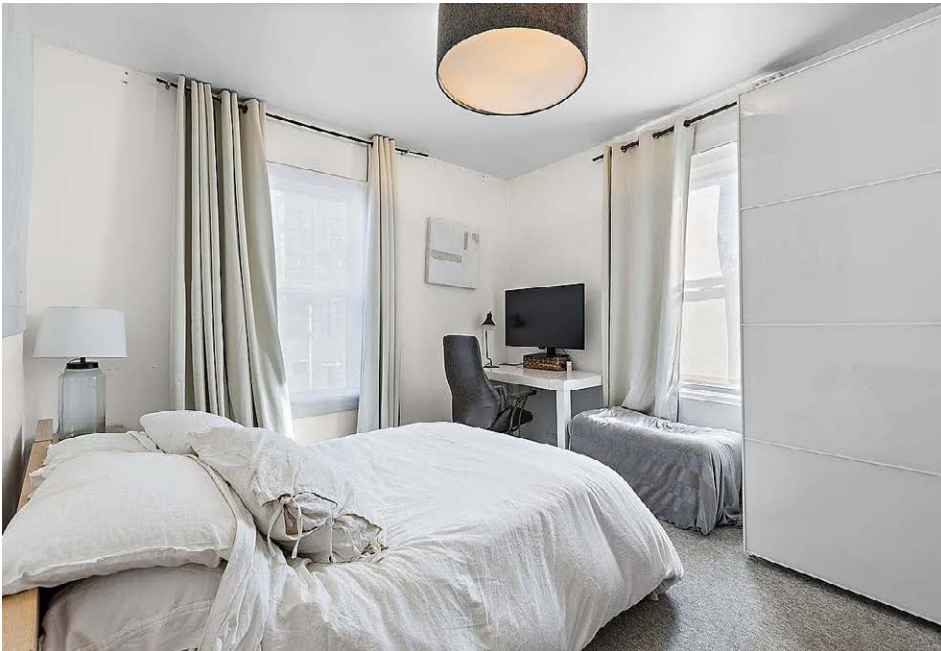
201 16th Street
Union City, NJ, 07087

Offering Price
\$1,250,000.00

Rent Roll					
Type	Unit #	Type	End Date	Monthly Rent	Annual Rent
1	1	Retail	12/31/27	\$ 2,410.00	\$ 28,920.00
2	1	Residntial		\$ 1,550.00	\$ 18,600.00
3	2	Residntial		\$ 1,850.00	\$ 22,200.00
4	3	Residntial		\$ 2,150.00	\$ 25,800.00
Total				\$ 7,960.00	\$ 95,520.00

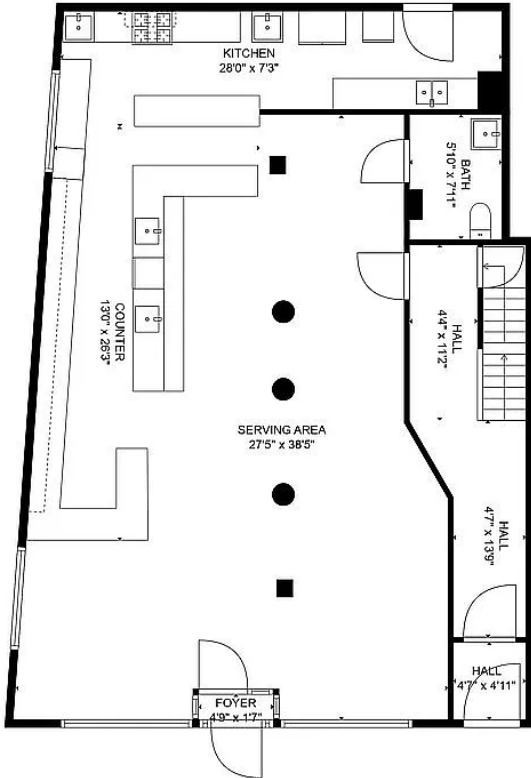
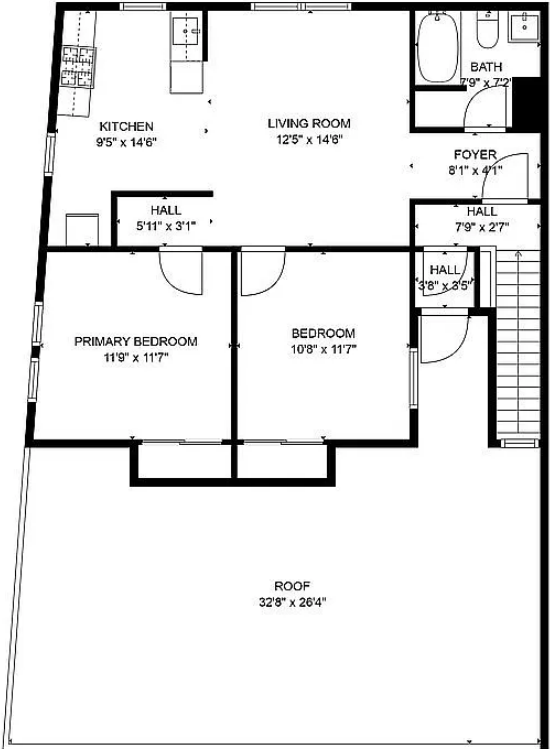
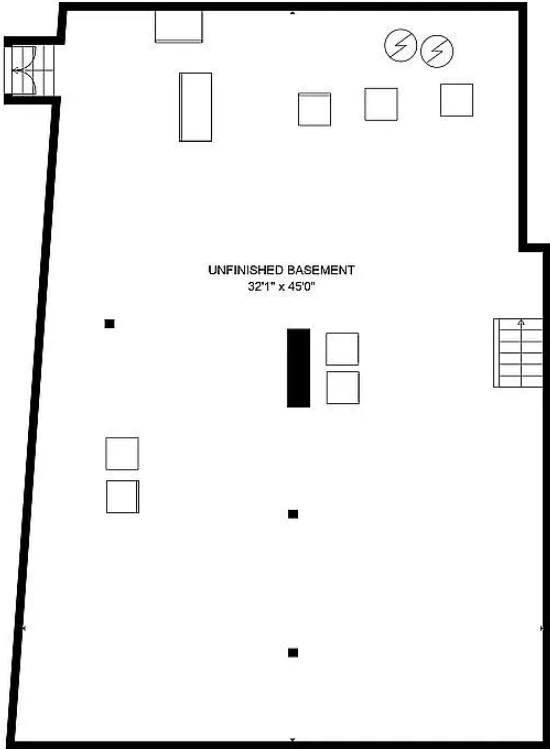
Net Operating Income			
	Annual % of EGR	Monthly	Annual
Gross Rents		\$ 7,960.00	\$ 95,520.00
Expenses			
Property Taxes	17.4%	\$ 1,386.33	\$ 16,636.00
Insurance	4.1%	\$ 323.08	\$ 3,877.00
Water	1.9%	\$ 149.17	\$ 1,790.00
Sewer	2.6%	\$ 204.10	\$ 2,449.23
Garbage and Snow	2.5%	\$ 200.00	\$ 2,400.00
Fire Alarm	0.8%	\$ 500.00	\$ 734.70
CAM Electric	0.3%	\$ 25.00	\$ 300.00
Total	29.5%	\$ 2,787.69	\$ 28,186.93
NOI		\$ 5,172.31	\$ 67,333.07













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