

EXCLUSIVELY OFFERED FOR SALE

The Deauville



HILLSDALE · BERGEN COUNTY · NEW JERSEY

55–59 Patterson Street

16-UNIT LUXURY MULTIFAMILY · BUILT 2010

A rare, professionally-maintained luxury multifamily asset in one of the Northeast's most mature and supply-constrained residential markets — **the kind of offering that reaches the market once in a cycle.**

16 RESIDENCES	17,212 RENTABLE SF	2010 YEAR BUILT	1–2 PARKING / UNIT
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INVESTMENT HIGHLIGHTS

- ◆ **Genuine scarcity.** Newer construction luxury mid-rise product rarely trades in Bergen County; no directly comparable asset has sold on- or off-market in recent years.
- ◆ **Turn-key 2010 construction.** High-end finishes and minimal deferred capital, offered below replacement cost.
- ◆ **Premium in-unit amenities.** In-unit washer/dryer, central air-conditioning and heat, hardwood flooring, and on-site parking in every residence — the features today's renters prioritize.
- ◆ **Embedded rent upside.** Free-market units are leased meaningfully below market, offering mark-to-market growth on natural turnover.
- ◆ **Prime location.** Affluent, transit-served commuter community with top-rated schools and durable rental demand.

OFFERING GUIDANCE

\$5,600,000

\$350,000 per unit · \$325 per SF
Offers reviewed as received

Unit Count	16 Residences
Predominant Type	2 Bed / 2 Bath
Avg. Unit Size	±1,076 SF
Occupancy	100%

Detailed financials, rent roll, and the full offering memorandum are available upon execution of the confidentiality agreement.



FOR FURTHER INFORMATION

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This is a preliminary summary for qualified investors and does not constitute an offer or a representation as to accuracy. All figures are approximate and subject to verification. Prospective purchasers should rely solely on their own due diligence.