CENTURY 21

200 BERGENLINE AVE

UNION CITY, NEW JERSEY 07087

FIVE-UNIT INVESTMENT OPPORTUNITY

OFFERING MEMORANDUM | AUGUST 2026

INVESTMENT SNAPSHOT

Boutique multifamily asset in Union City's West Hoboken neighborhood

ASKING PRICE	UNITS	ANNUAL GROSS RENT
$980,000	5	$97,800

NOI	CAP RATE	PRICE / UNIT
$77,223	7.88%	$196,000

PROPERTY HIGHLIGHTS

- Five residential units: one studio, three one-bedroom units and one two-bedroom unit.
- Corner location at Bergenline Avenue and 2nd Street, directly across from Washington Square Park.
- Partial New York City and World Trade Center views from multiple apartments.
- NJ Transit bus access nearby; Congress Street elevator provides access toward PATH service.
- Three apartments reported remodeled; the two-bedroom apartment received a bathroom remodel.
- Wood-frame, free-standing building; approximately 25 x 60-foot lot; built circa 1908.

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PROPERTY PROFILE

Information consolidated from the supplied MLS report and income statement

ADDRESS
200 Bergenline Ave

MUNICIPALITY
Union City, NJ 07087

COUNTY
Hudson

PROPERTY TYPE
Investment / Multifamily

UNITS
5

UNIT MIX
1 studio / 3 one-bed / 1 two-bed

LOT
25 x 60 ft

CONSTRUCTION
Wood frame

BUILDING AGE
Circa 1908

PARKING
None reported

ANNUAL TAXES
$11,542

LOCATION & TRANSIT

Situated in the sought-after West Hoboken section of Union City, the property faces Washington Square Park at the Union City / Jersey City Heights border.

The source materials note an NJ Transit bus stop directly across from the building and access toward PATH via the Congress Street elevator in Jersey City Heights.

FINANCIAL ANALYSIS

Current rent roll with Unit 2 corrected to $1,800 per month

UNIT	MONTHLY RENT	ANNUAL RENT
Unit 1	$1,150	$13,800
Unit 2	$1,800	$21,600
Unit 3	$1,850	$22,200
Unit 4	$1,700	$20,400
Unit 5	$1,650	$19,800
TOTAL	**$8,150**	**$97,800**

OPERATING EXPENSES

Property taxes	$11,542
Insurance	$4,181
Water	$1,019
Sewer	$1,685
Heat & electricity	$2,150
Total expenses	**$20,577**

GROSS RENT	$97,800
LESS EXPENSES	($20,577)
NET OPERATING INCOME	$77,223
CAP RATE @ $980,000	7.88%

CALCULATION METHOD

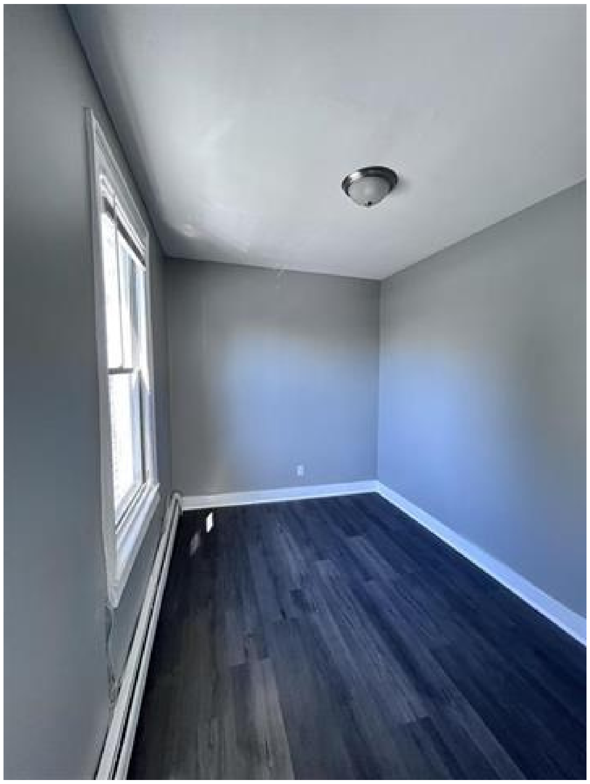
NOI = Annual gross rent - operating expenses = $97,800 - $20,577 = $77,223

Cap rate = NOI / asking price = $77,223 / $980,000 = 7.88%

No vacancy, repairs, management, reserves, financing costs or capital expenditures were provided; buyers should underwrite them independently.

Unit 2

One Bedroom with NYC View



Unit 2

One Bedroom with NYC View - continued

Unit 3

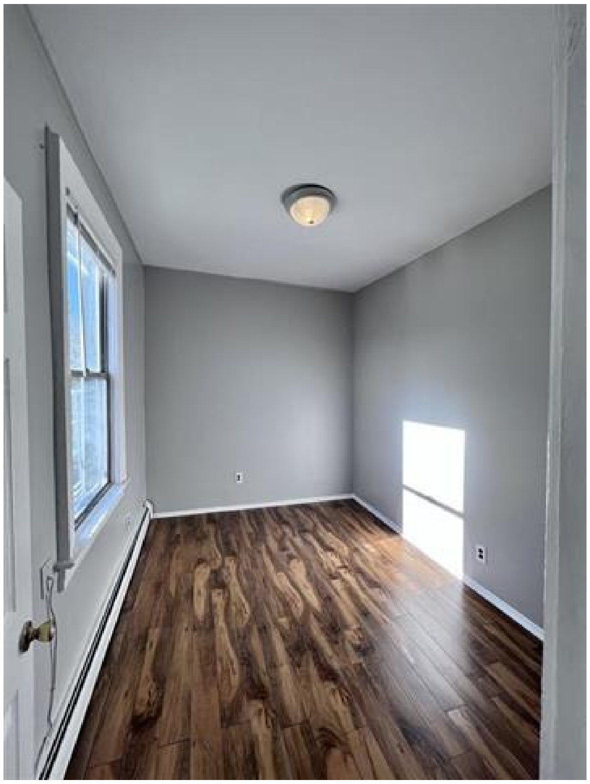
Studio with Sleeping Alcove

Unit 3

Studio with Sleeping Alcove - continued

Unit 4

One Bedroom with NYC View



Unit 4

One Bedroom with NYC View - continued

Unit 5

Alcove Studio with NYC View

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IMPORTANT INFORMATION

Investor review and due diligence

FINANCIAL BASIS

This packet uses the asking price of $980,000 shown in the supplied MLS report. Unit 2 rent is updated to $1,800 per month as directed. Remaining rent and expense figures are taken from the supplied income and expense statement.

INDEPENDENT VERIFICATION

All dimensions, rents, expenses, taxes, condition, zoning, legal unit count, rent-control status, utility responsibility, tenancy terms and transit claims should be independently verified by the purchaser and qualified professionals.

NOT AN APPRAISAL

This offering memorandum is for discussion purposes only and is not an appraisal, inspection, legal opinion, tax advice, financing commitment or guarantee of future performance.

SOURCE DISCREPANCY

The MLS report lists estimated operating expense of $9,035, while the detailed supplied expense statement totals $20,577. This packet uses the more complete $20,577 schedule, including taxes, insurance, water, sewer, heat and electricity.

BRANDING

Prepared in Century 21 presentation format. Century 21 offices are independently owned and operated.

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