



186-188 KENSINGTON AVENUE

Jersey City, NJ 07306



THE CHALANA
GROUP



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186-188 KENSINGTON AVE

Jersey City, NJ 07306

Exclusively Listed By:

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Investment Highlights

\$5,000,000

Purchase Price

\$508,842

Scheduled Gross Income

29%

Annual Expenses

\$360,631

Net Operating Income

7.21%

Capitalization Rate

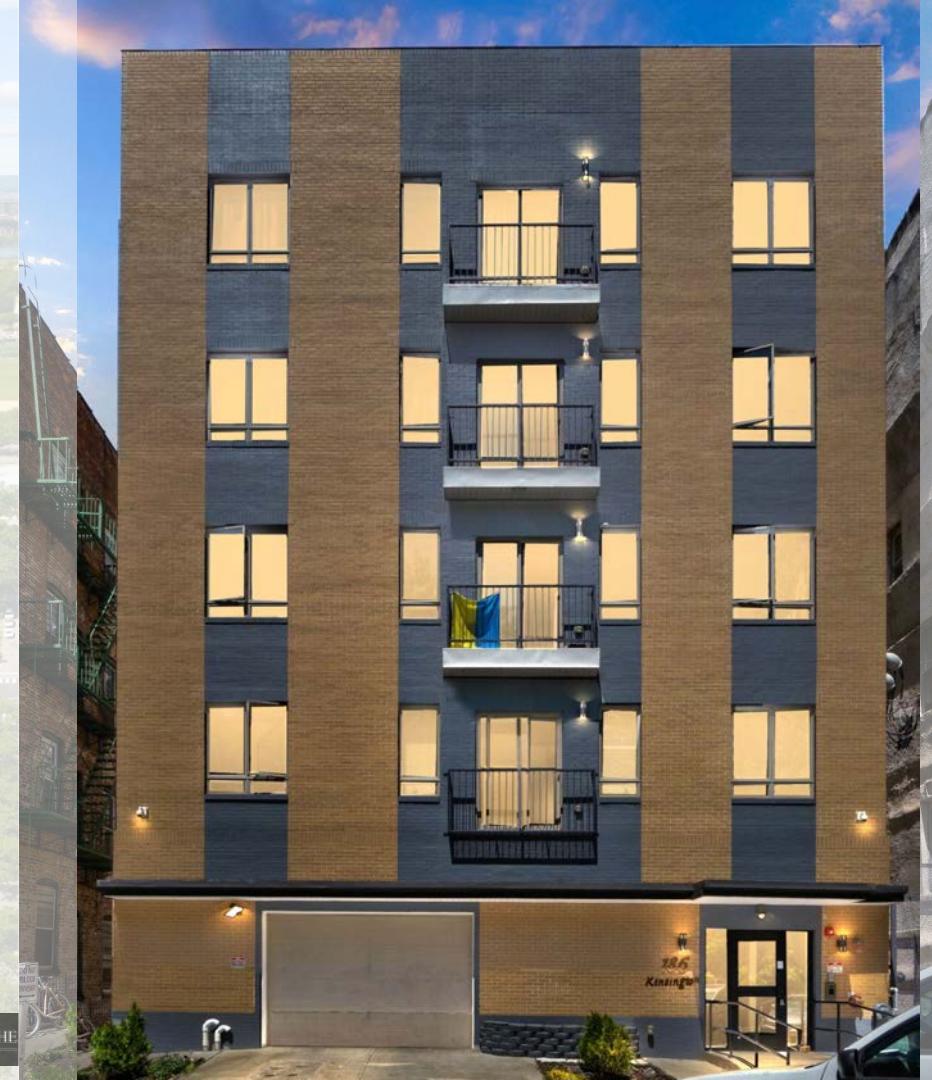


Investment Overview

Remarkable new construction multifamily opportunity with stunning views of Lincoln Park in the prime location of Jersey City. 186 – 188 Kensington is a Class A, low maintenance, high CAP, fully stabilized/100% leased asset, comprising of 12 condominium quality construction units, on approx. 5,000 SQFT of land ready for its ownership. Elevator, Rooftop, Garage Parking, Sprinkler Systems, Camera Security, Secured key-fob access, Generator, In-unit and On-site Laundry, In-unit Central AC and tankless Hot Water Boilers, Sub-Metered Utilities, European Cabinetry, Samsung Appliances, Quartz Countertops, Hardwood flooring, Private backyards and much more. Location is excellent for NYC commuters. Bus 119 at JFK and Kensington Ave, at a 5-minute walk, takes you directly into NY Port Authority Bus Terminal.

Enjoy the ride at Lincoln Park with Citi Bike located around the block. Be a part of the Journal Square community, the fastest redeveloping area with most new development projects planned throughout Jersey City. Asset is currently generating a scheduled gross income of approx. **\$355,620** including apartments, parking and pet fees, with a pro-forma SGI income of approx. **\$508,842** in 2026 and **7.21% CAP**. Existing maintenance contracts and leases can be transferred. Seller's Current Mortgage rate at **5.63%** is assumable, LLC can be transferred or members can be added.

Ideal for 1031 exchange or investors looking to invest in turn-key properties with less repair & maintenance, and **NO RENT CONTROL**. Safer investment in a constantly appreciating market over decades, low risk over hospitality, office or retail, low vacancy. Buy and hold for cash flow and long term appreciation, or sell as individual condos for short term capital gains. New construction condominiums in the area are selling between \$550 - \$700 per livable square foot.



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Journal Square

#1 TRANSIT HUB IN JERSEY CITY

Journal Square is the center of Jersey City, serving as the central business district and transportation hub for PATH Rapid Transit. It's also home to retailers, restaurants, and luxury apartments. Closer to the river there are trendy neighborhoods like Historic Downtown and Powerhouse Arts District. These bustling neighborhoods are home to an array of gourmet restaurants, bars, art galleries, music lounges, and the Newport Centre Mall.

The Journal Square Greenmarket, one of Jersey City's first farmer's markets, which entices the community with tempting products from local farmers, artisans and various food purveyors.

Loew's Jersey Theatre, a restored 1929 classic theater that's now been revived to host concerts, plays and films; and the 273.4-acre Lincoln Park, considered the jewel of the Hudson County Park system, are some of the landmarks that give Journal Square its special character and appeal.

Due to Journal Square excellent public transit, navigating this city and the Greater New York Area is a breeze.

36 MINUTES TO NEW YORK CITY

6:28 PM ⚑ 188 Kensington Ave
Jersey City, NJ 07306

🚶 Walk
▼ About 2 min, 436 ft

6:30 PM ⚑ West Side Ave at Kensington Ave

🚇 1 Jersey City Journal Sq via River Terminal
▼ 7 min (8 stops) - Stop ID: 21156
⚠ Modified service

6:37 PM ⚑ Journal Square Transportation C...

🚶 Walk
▼ About 4 min

6:48 PM ⚑ Journal Square

🚇 PATH World Trade Center
▼ 12 min (3 stops)
⚠ Modified service
⚠ Maintenance
⚠ Modified service

7:00 PM ⚑ World Trade Center

🚶 Walk
▼ About 4 min, 0.1 mi

7:04 PM ⚑ World Trade Center
50 Church St, New York, NY 10007



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