

Mixed Use Multifamily | Hoboken NJ

8 Residential Units + 1 Retail

108 Adams Street 25' x 100'



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Adam Bickoff

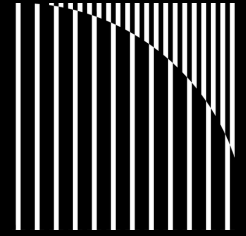
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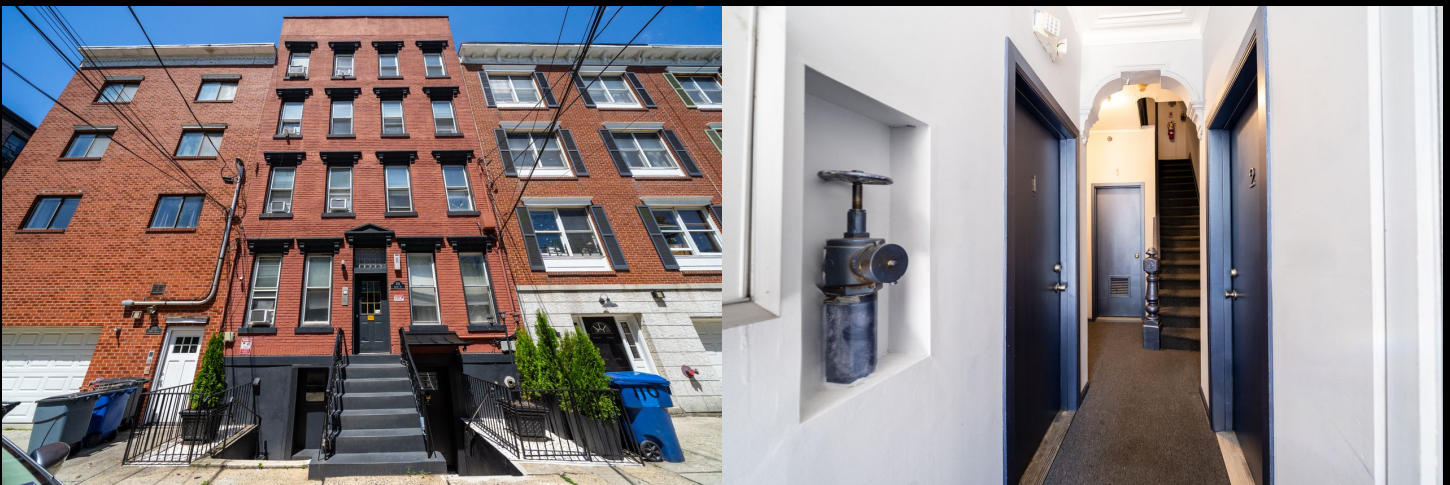
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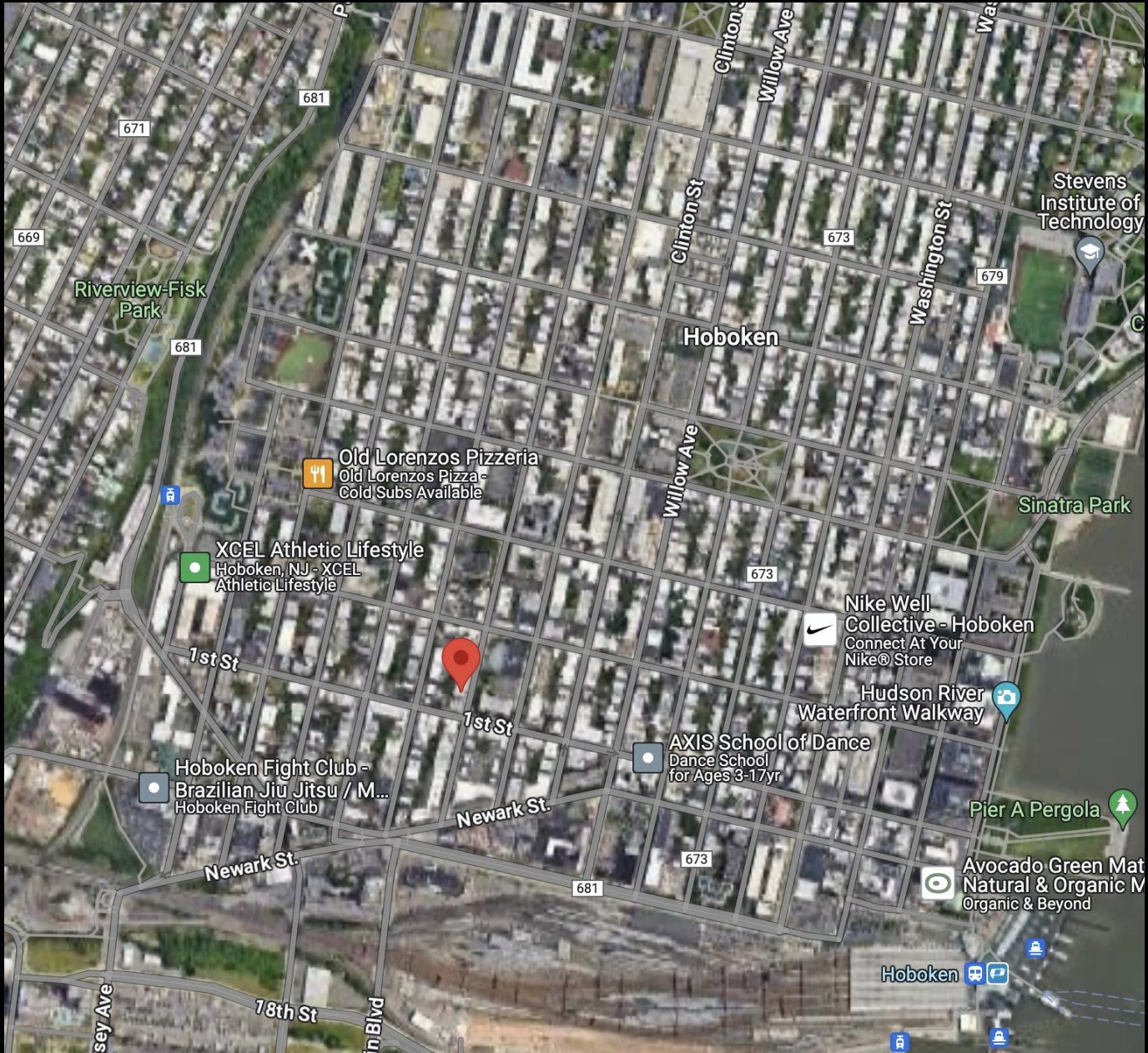
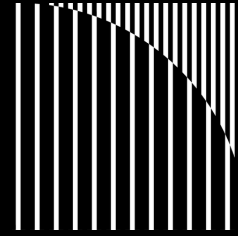
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Prominent Location



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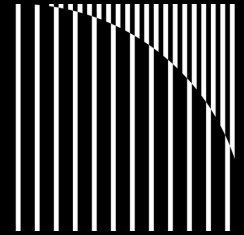


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WELCOME TO HOBOKEN

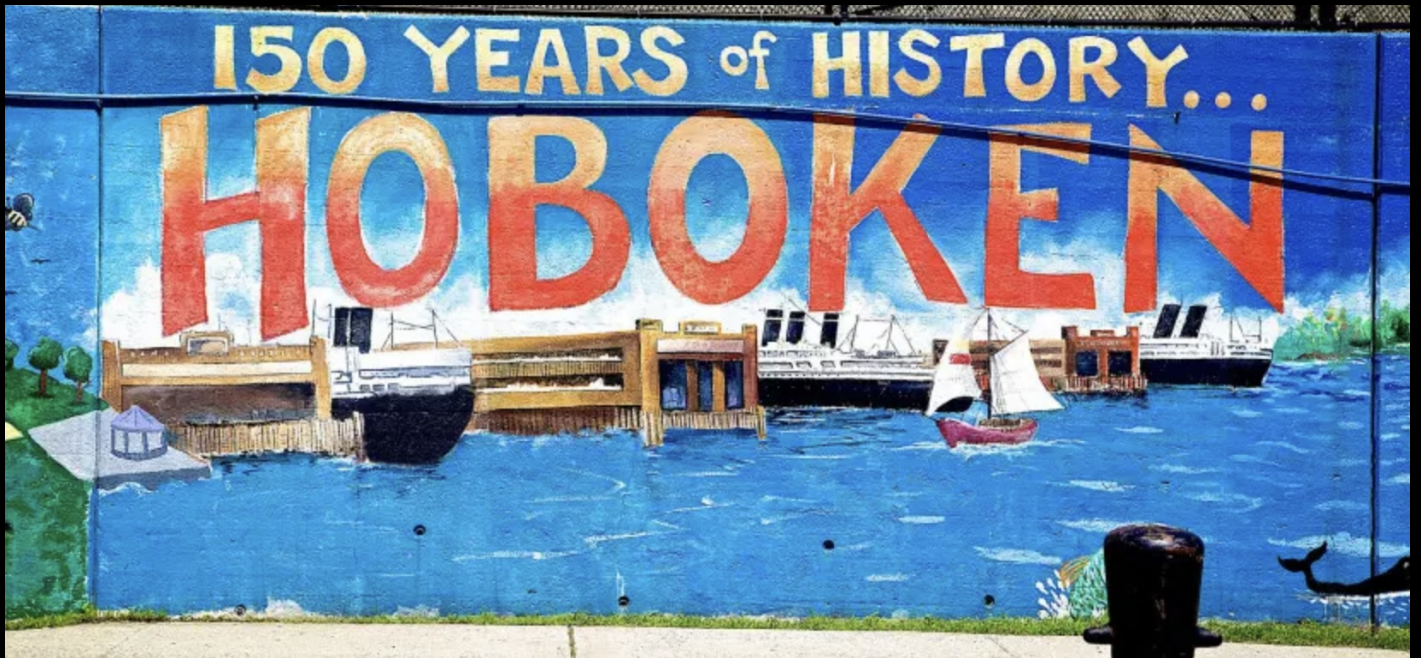
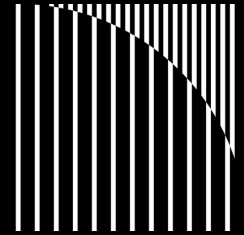


Situated along the Hudson River in Hudson County, New Jersey, the desirable Hoboken neighborhood has a lot to offer. The walkable layout of the village makes getting around a breeze, and as an ideal place to live for commuters. New York City can be reached in just minutes with the PATH train, bus, or ferry. Architectural influences from the Victorian and Colonial eras add a picturesque aesthetic to its tree-lined streets, with a wonderful selection of up-to-date and well-maintained homes ranging from chic condominiums to multi-level brownstones available on the market.

From wholesome attractions for family fun to a hip nightlife scene with chic lounges, Hoboken is truly a place with something for everyone. There are tons of excellent places to eat and shop, several beautiful parks to unwind at, and plenty of opportunities to socialize with other members of the community. With a reputation for being one of the best places to live in the state, Hoboken is an absolutely lovely place to call home.



WELCOME TO HOBOKEN



WHAT TO LOVE

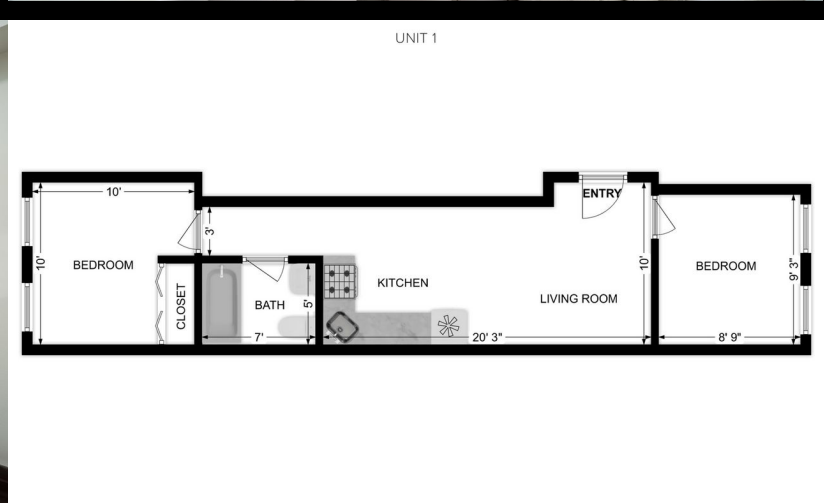
- Beautiful parks with stunning views of Manhattan
- A friendly community and great social events
- Delicious restaurants and hip nightlife
- A prime location with phenomenal options for commuters
- Trendy shops and local markets

LOCAL LIFESTYLE

The Hoboken lifestyle is active and upbeat. Many professionals, families, and students call the neighborhood home, attracted by its many urban conveniences and the abundance of local establishments available for entertainment, recreation, and leisure. The friendly nature of the community makes it a perfect place to make friends and get to know the neighbors, with no shortage of places to attend at any time of year. Residents experience a very high quality of life and never have to stray too far from home to find what they need. There are plenty of places to eat and shop in the neighborhood in a walkable radius and many desirable amenities as well to make every day go by smoother.

108 Adams Street Hoboken			
Income			Expirations
#1	2 Bed	\$ 2,650.00	2.28.25
#2	2 Bed	\$ 1,739.00	6.30.24
#3	Studio	\$ 2,200.00	6.30.25
#4	3 Bed	\$ 3,525.00	7.31.24
#5	Studio	\$ 2,300.00	7.31.24
#6	3 Bed	\$ 3,400.00	7.31.24
#7	Studio	\$ 1,925.00	9.30.24
#8	3 Bed	\$ 3,190.00	8.31.24
Commercial		\$ 3,700.00	2.28.26
Monthly Inc		\$ 24,629.00	
Sale Price			\$ 4,500,000.00
Expenses			
Taxes			\$ 23,751.44
Water			\$ 2,531.00
Insurance Fire/ Liability			\$ 6,714.00
Insurance Flood			\$ 9,637.00
Sewer			\$ 4,090.00
Common Area Maint & Mgmt			\$ 8,500.00
Common Area Utility (pseg)			\$ 998.00
Vacancy 3%			\$ 8,866.44
Annual Expenses			\$ 65,087.88
Annual Income & Expenses			
Annual Inc			\$ 295,548.00
Expenses			\$ 65,087.88
NOI			\$ 230,460.12

CAP Rate 5.12%



Unit 1



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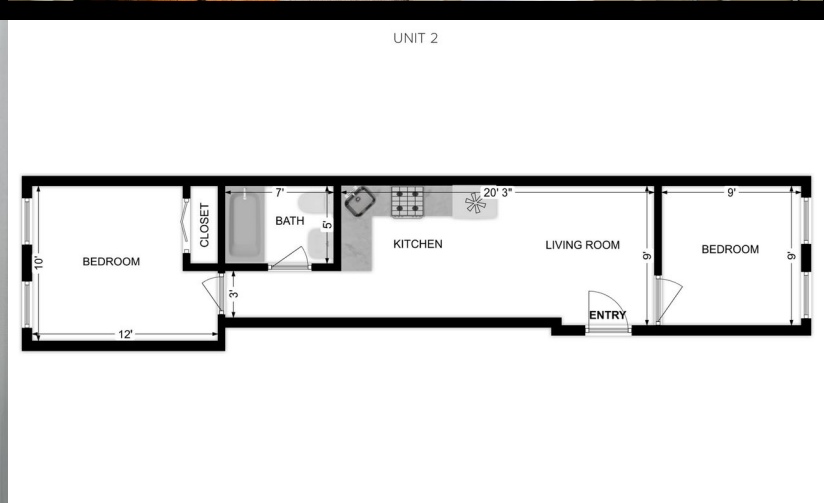
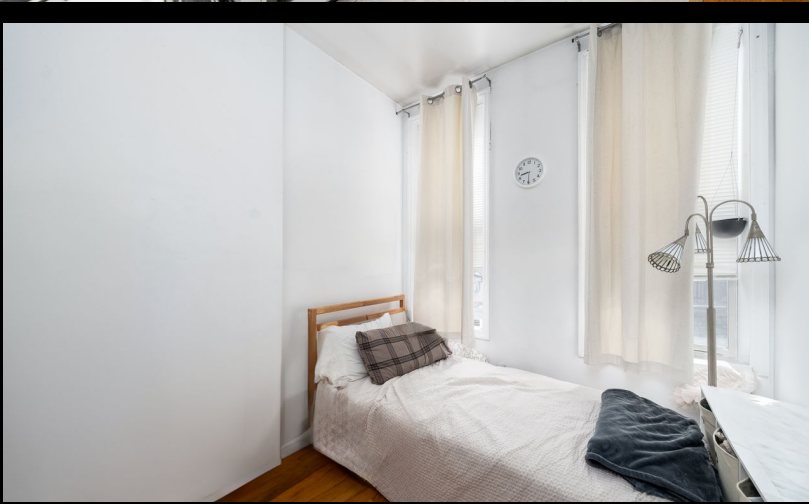
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Unit 2



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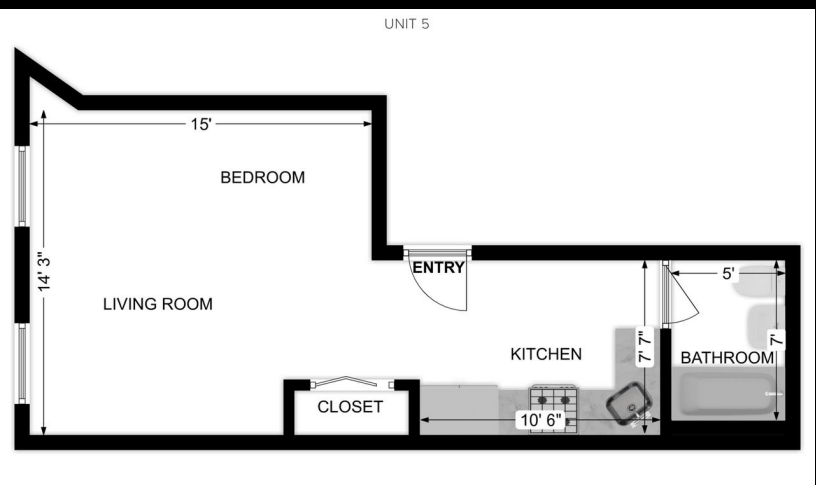


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Unit 5



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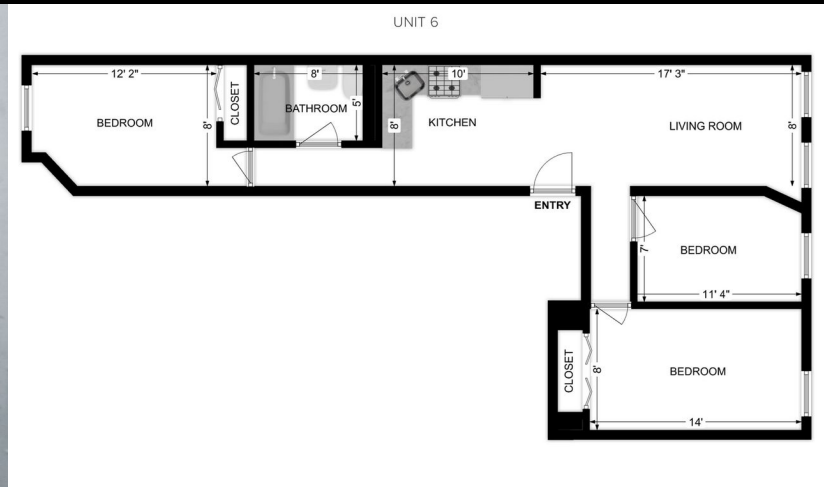


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Unit 6



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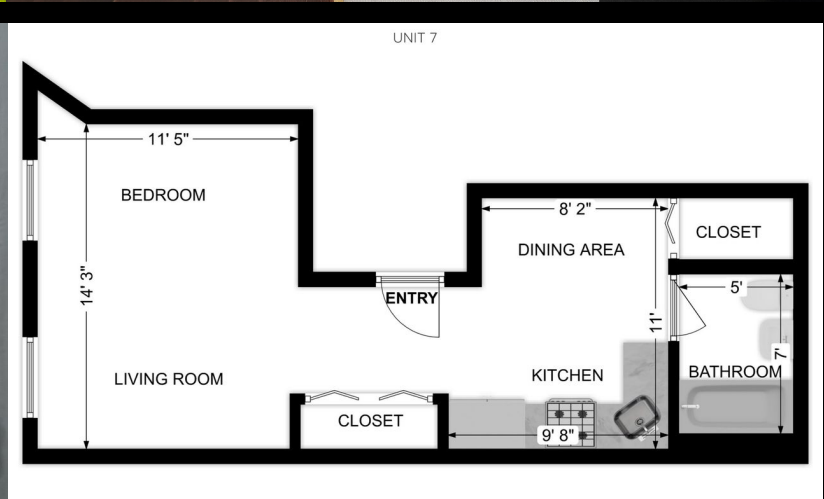
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Unit 7



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8 Residential Units + 1 Retail

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Price \$4,500,000

• Investment

Rare opportunity to acquire fully occupied 8 modern residential units, all registered and legal rents, plus renovated retail spa, brick building, landscaped yard, separately metered utilities, and laundry room. Cap Rate 5.12%.

• Location

Prominent location .6 mile to Hoboken PATH Train, Ferry, and Bus depot; 2 blocks to Midtown NYC bus stop; easy access to Holland Tunnel, NY Turnpike, and Route 1&9; surrounded by local restaurants, coffee shops, boutiques, parks, and night life.

• Apartment Composition

Units 1 & 2 Two bedrooms at opposite sides with kitchen, living room, and bathroom in the center. Recently updated with new appliances, light fixtures, bathroom fixtures, and hardwood floors.

Units 4 & 6 & 8 Three bedroom apartments. Recently renovated kitchens with new appliances including dishwasher, gas stove, and hardwood floors.

Units 3 & 5 & 7 Studio apartments. Newer kitchen appliances, bathroom fixtures and hardwood floors.



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