

# 150-154 Belmont Ave

48 Units | 2 Buildings | 44% Upside | Value-Add | McGinley Square

Multifamily  
Investment Opportunity

Offering Memorandum



**MATTHEWS™**

Exclusively Listed By



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New York City ±5.6 Miles Away



**MATTHEWS**™



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# Property Overview

**150-154 Belmont Ave**  
Jersey City, NJ 07304



# Transportation Map

# Manhattan

Journal Square  
Train Station



12-Minute Average Ride to  
Manhattan Via PATH Train

8-Minute Bus Ride

JFK Blvd at Kensington  
Ave Bus Stop



150-154 Belmont Ave

3-Minute Walk



# 150-154 Belmont Ave

Jersey City, NJ 07304

**48**

Units

**2**

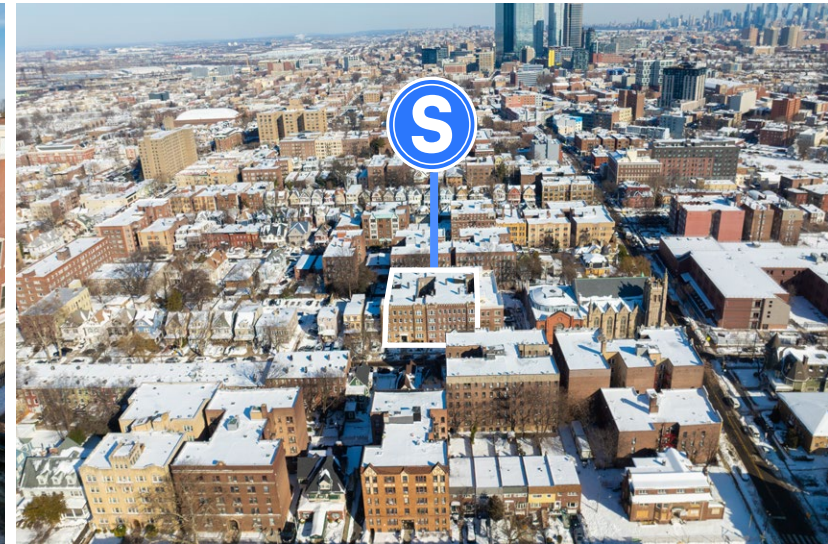
Buildings

**44%**

Upside

**9.37%**

Pro Forma Cap Rate



# Investment Overview

**\$9,680,000**

Offering Price

**\$896,767**

Gross Income

**\$548,946**

Net Operating Income

**9.37%**

Cap Rate (Pro Forma)

## Executive Summary

Property Address	150-154 Belmont Ave Jersey City, NJ 07304
Rentable SF	±34,300 SF
Block / Lot	16603 / 26, 16603 / 27
Number of Units	48
Property Taxes	\$118,035



<b>Interest Only Calculation</b>	No
<b>Inputs</b>	
Min DCR	1.25
Interest Rate	5.25%
Term	5 Years
Amortization	30 Years
<b>Loan Sizing</b>	
Purchase Price	\$9,680,000
Loan at 75% LTV	\$7,260,000
Loan at MIN DCR	\$6,627,337
Max Loan Amount	\$6,627,337
Equity Required (Down)	\$3,052,663
Max LTV	68%
Annual Debt Service	\$202,283
Interest Only Debt Service	\$160,265
<b>Additional Equity</b>	
Closing Costs (1.25%)	\$115,900
CapEx / Renovation Budget	\$216,000

## Rent Roll Analysis

Unit Type	# of Units	Avg SF	Actual		Pro Forma		% Upside
			Avg Rent	Avg \$/PSF	Market Rent	Avg \$/PSF	
Studio/1 Bath	4	500	\$1,434	\$34	\$1,550	\$37	8%
1 Bed/1 Bath	9	650	\$1,471	\$27	\$2,000	\$37	36%
2 Bed/1 Bath	26	750	\$1,599	\$26	\$2,300	\$37	44%
3 Bed/1 Bath	8	950	\$1,484	\$19	\$2,500	\$32	68%
4 Bed/1 Bath	1	1,000	\$2,300	\$28	\$3,000	\$36	30%
<b>Total/Averages</b>	<b>48</b>	<b>749</b>	<b>\$1,557</b>	<b>\$26</b>	<b>\$2,223</b>	<b>Total Upside</b>	<b>44%</b>

# | Summary of Terms

## Interest Offered

Matthews™ has been selected to exclusively market for sale 150-154 Belmont Ave, two multifamily buildings in Jersey City, NJ.

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## Terms of Sale

150-154 Belmont Ave is being offered free and clear of debt at a purchase price of \$9,680,000.

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## Property Tours

All property tours must be arranged with the Matthews™ listing agent. At no time shall the tenants, on-site management or staff be contacted without prior approval.



# Investment Overview



## The Opportunity

Matthews™ is pleased to exclusively present for sale 150—154 Belmont Ave, Jersey City, NJ, a two building, 48-unit multifamily investment opportunity located in the prime McGinley Square neighborhood. The property offers a compelling value-add opportunity with approximately 44% upside and a projected 9.37% pro forma cap rate. The asset consists of two attached brick buildings featuring a strong unit mix of studios, one-, two-, three-, and four-bedroom apartments, with several renovated units in place. Recent capital improvements include a newly replaced water heater and boiler (2026 at 154 Belmont) and a recently recoated roof. Tenants are responsible for cooking gas and electricity, while the landlord covers heat, hot water, water/sewer, and common area electric.

The property is strategically located approximately a 3-minute walk from the JFK Blvd at Kensington Ave bus stop, which provides a 20-minute commute to Manhattan via the PATH train, making it an ideal option for commuters seeking convenient access to New York City. The building also benefits from convenient access to major highways including Route 1&9, I-95, and I-78, with Newark Liberty International Airport just minutes away.

McGinley Square continues to solidify its position as one of Jersey City's most accessible and steadily improving neighborhoods, driven by ongoing residential investment, infrastructure connectivity, and neighborhood revitalization. Anchored by its central location along John F. Kennedy Boulevard and supported by extensive NJ Transit bus service with direct connections to the Journal Square PATH Station, the area provides residents with convenient access to Downtown Jersey City and Manhattan while maintaining a strong neighborhood character. As housing costs continue to rise in Manhattan and other core Hudson County submarkets, McGinley Square remains an attractive alternative for renters seeking larger unit sizes, diverse housing stock, and relative affordability.

# Investment Overview

## Value-Add Opportunity

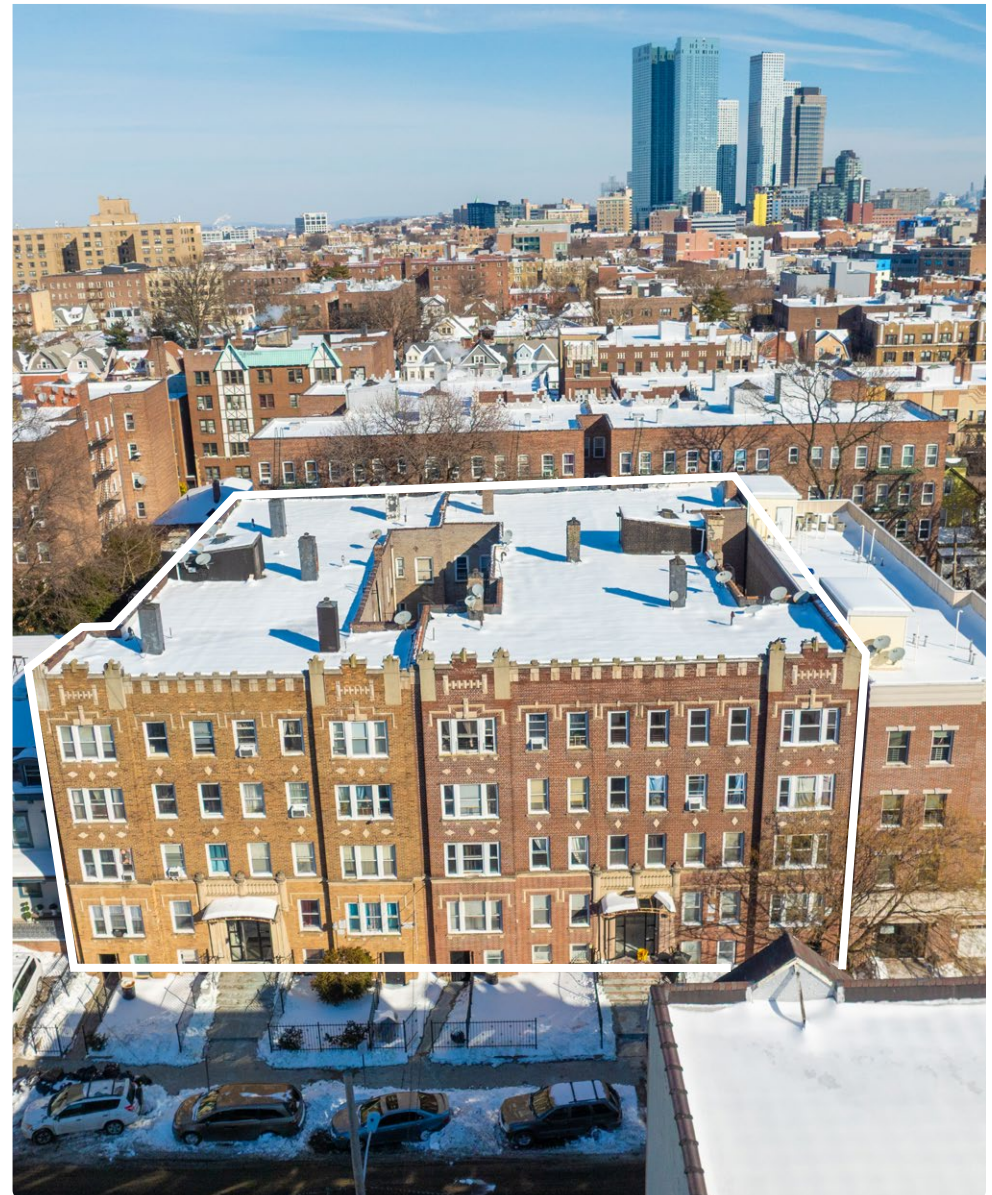
- 48 Units
- 44% Upside
- 9.37% Pro Forma Cap Rate

## Building Highlights

- 2 Brick Buildings
- Renovated Units
- Roof Recently Recoated
- Strong unit mix of studios, one-, two-, three-, & four- bedrooms
- New Water Heater & Boiler Replaced in 2026 (154 Belmont)
- Separately metered units
- Tenants pay for cooking gas & electric
- Landlord pays for heat, hot water, water/sewer and common area electric
- Prime Location in McGinley Square

## Convenient Transportation

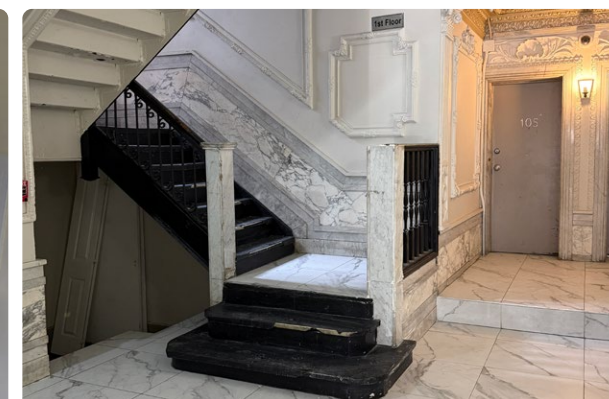
- The building is approximately a 3-minute walk to the JFK Blvd at Kensington Ave bus stop which provides a 20 minute ride to Manhattan via the PATH train.



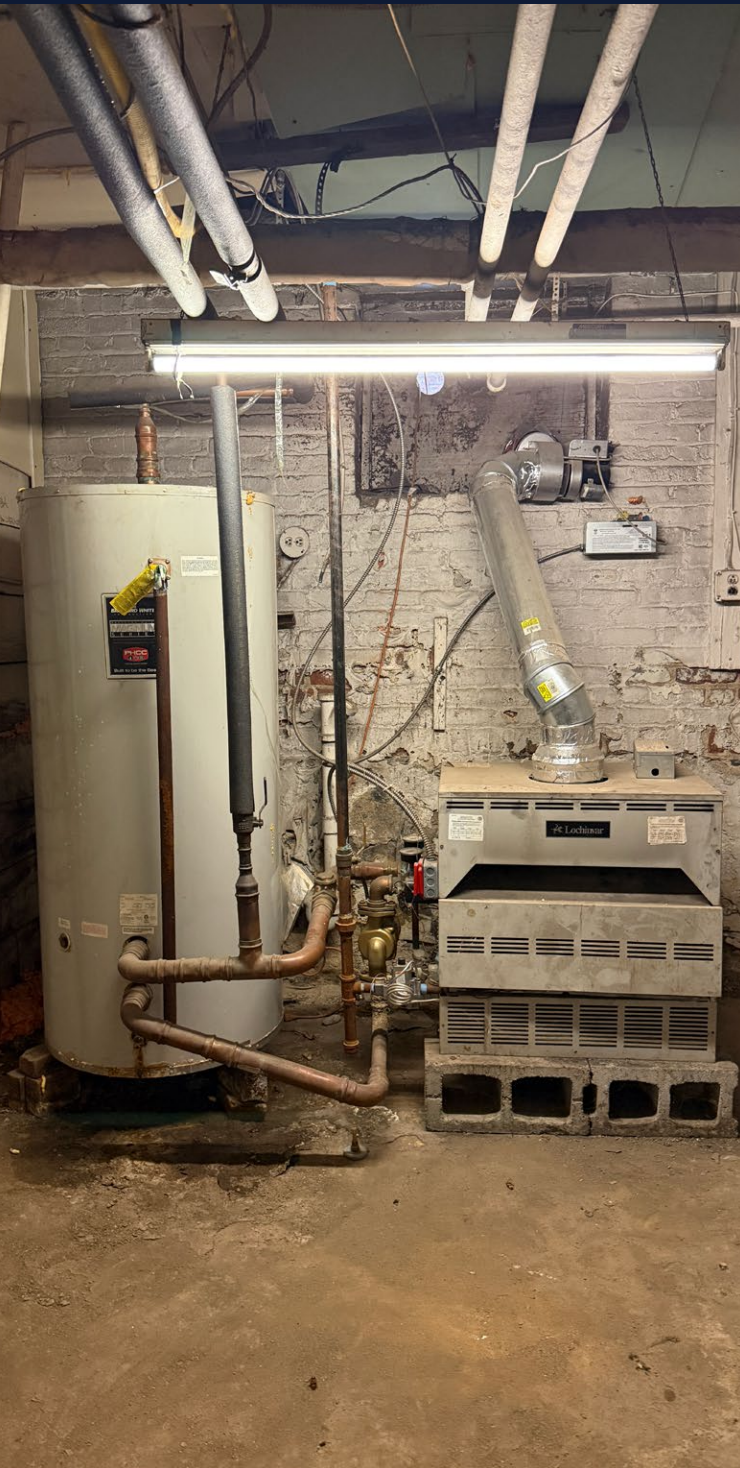
# | Exterior Photos



# Interior Photos



# Utilities Photos



# Financial Overview

150-154 Belmont Ave  
Jersey City, NJ 07304



# Rent Roll | 150 Belmont Ave

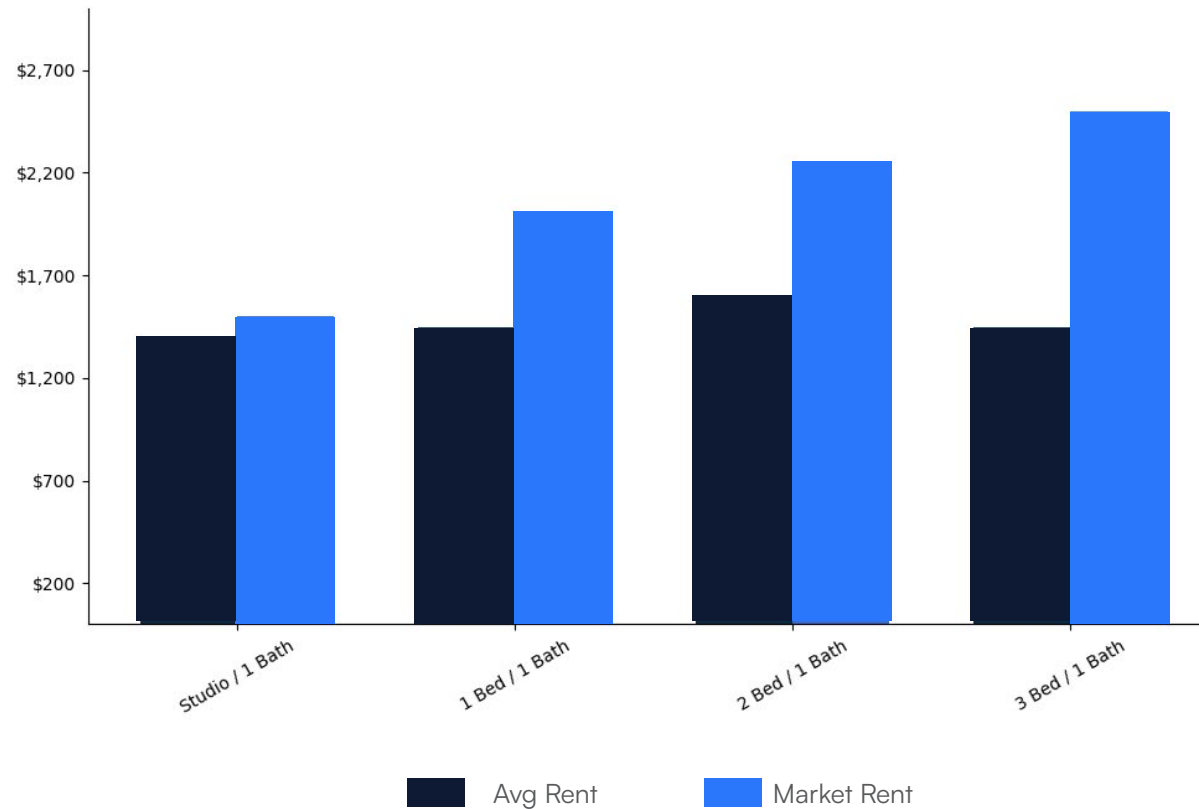
Unit #	Bedrooms	SF (approx)	Actual	\$/PSF	Pro Forma	\$/PSF
101	2 Bed/1 Bath	750	\$930	\$15	\$2,300	\$37
102	1 Bed/1 Bath	650	\$760	\$14	\$2,000	\$37
103	1 Bed/1 Bath	650	\$1,133	\$21	\$2,000	\$37
104	2 Bed/1 Bath	750	\$1,962	\$31	\$2,300	\$37
105	3 Bed/1 Bath	950	\$825	\$10	\$2,500	\$32
201	2 Bed/1 Bath	750	\$1,535	\$25	\$2,300	\$37
202	2 Bed/1 Bath	750	\$1,950	\$31	\$2,300	\$37
203	1 Bed/1 Bath	650	\$874	\$16	\$2,000	\$37
204	3 Bed/1 Bath	950	\$1,014	\$13	\$2,500	\$32
205	2 Bed/1 Bath	750	\$825	\$13	\$2,300	\$37
205A	Studio/1 Bath	500	\$1,557	\$37	\$1,550	\$37
301	2 Bed/1 Bath	750	\$1,754	\$28	\$2,300	\$37
302	2 Bed/1 Bath	750	\$867	\$14	\$2,300	\$37
303	1 Bed/1 Bath	650	\$2,012	\$37	\$2,000	\$37
304	3 Bed/1 Bath	950	\$877	\$11	\$2,500	\$32
305	3 Bed/1 Bath	950	\$2,250	\$28	\$2,500	\$32
305A	Studio/1 Bath	500	\$1,119	\$27	\$1,550	\$37
401	2 Bed/1 Bath	750	\$2,295	\$37	\$2,300	\$37
402	2 Bed/1 Bath	750	\$1,950	\$31	\$2,300	\$37
403	1 Bed/1 Bath	650	\$1,722	\$32	\$2,000	\$37
404	3 Bed/1 Bath	950	\$1,772	\$22	\$2,500	\$32
405	4 Bed/1 Bath	1,000	\$2,300	\$28	\$3,000	\$36
405A	Studio/1 Bath	500	\$1,612	\$39	\$1,550	\$37
B1	Studio/1 Bath	500	\$1,449	\$35	\$1,550	\$37
B2	2 Bed/1 Bath	750	\$1,900	\$30	\$2,300	\$37
B3	3 Bed/1 Bath	950	\$2,335	\$29	\$2,500	\$32
<b>Total</b>	<b>26</b>	<b>19,450</b>	<b>\$39,581</b>	<b>\$25</b>	<b>\$57,200</b>	<b>\$36</b>
<b>Total Annual &amp; Upside</b>			<b>\$474,968</b>		<b>\$686,400</b>	<b>44.52%</b>

# Rent Roll | 154 Belmont Ave

Unit #	Bedrooms	SF (approx)	Actual	\$/PSF	Pro Forma	\$/PSF
101	2 Bed/1 Bath	750	\$2,174	\$35	\$2,300	\$37
102	2 Bed/1 Bath	750	\$2,100	\$34	\$2,300	\$37
103	1 Bed/1 Bath	650	\$2,028	\$37	\$2,000	\$37
104	2 Bed/1 Bath	750	\$2,166	\$35	\$2,300	\$37
105	2 Bed/1 Bath	750	\$2,250	\$36	\$2,300	\$37
201	3 Bed/1 Bath	950	\$1,964	\$25	\$2,500	\$32
202	2 Bed/1 Bath	750	\$602	\$10	\$2,300	\$37
203	1 Bed/1 Bath	650	\$1,615	\$30	\$2,000	\$37
204	2 Bed/1 Bath	750	\$1,827	\$29	\$2,300	\$37
205	2 Bed/1 Bath	750	\$651	\$10	\$2,300	\$37
301	2 Bed/1 Bath	750	\$1,234	\$20	\$2,300	\$37
302	2 Bed/1 Bath	750	\$1,234	\$20	\$2,300	\$37
303	1 Bed/1 Bath	650	\$1,507	\$28	\$2,000	\$37
304	2 Bed/1 Bath	750	\$2,000	\$32	\$2,300	\$37
305	2 Bed/1 Bath	750	\$755	\$12	\$2,300	\$37
401	2 Bed/1 Bath	750	\$2,003	\$32	\$2,300	\$37
402	3 Bed/1 Bath	950	\$834	\$11	\$2,500	\$32
403	1 Bed/1 Bath	650	\$1,591	\$29	\$2,000	\$37
404	2 Bed/1 Bath	750	\$1,883	\$30	\$2,300	\$37
405	2 Bed/1 Bath	750	\$1,572	\$25	\$2,300	\$37
B100	2 Bed/1 Bath	750	\$1,765	\$28	\$2,300	\$37
B200	2 Bed/1 Bath	750	\$1,396	\$22	\$2,300	\$37
<b>Total</b>	<b>22</b>	<b>16,500</b>	<b>\$35,150</b>	<b>\$26</b>	<b>\$49,800</b>	<b>\$36</b>
<b>Total Annual &amp; Upside</b>			<b>\$421,799</b>		<b>\$597,600</b>	<b>41.68%</b>
<b>Total</b>	<b>48</b>	<b>35,950</b>	<b>\$74,731</b>	<b>\$26</b>	<b>\$107,000</b>	<b>\$24</b>
<b>Annual Residential Income</b>			<b>\$896,767</b>			<b>43.18%</b>
<b>Gross Potential Income</b>					<b>\$1,284,000</b>	

# Rent Roll Analysis

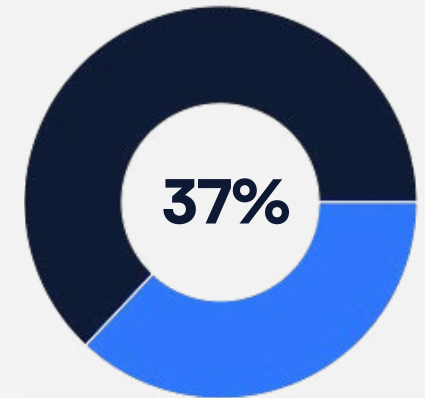
Unit Type	# of Units	Avg SF	Actual		Pro Forma		% Upside
			Avg Rent	Avg \$/PSF	Market Rent	Avg \$/PSF	
Studio/1 Bath	4	500	\$1,434	\$34	\$1,550	\$37	8%
1 Bed/1 Bath	9	650	\$1,471	\$27	\$2,000	\$37	36%
2 Bed/1 Bath	26	750	\$1,599	\$26	\$2,300	\$37	44%
3 Bed/1 Bath	8	950	\$1,484	\$19	\$2,500	\$32	68%
4 Bed/1 Bath	1	1,000	\$2,300	\$28	\$3,000	\$36	30%
<b>Total/Averages</b>	<b>48</b>	<b>749</b>	<b>\$1,557</b>	<b>\$26</b>	<b>\$2,229</b>	<b>Total Upside</b>	<b>44%</b>



# Income & Expenses

	150 Belmont			154 Belmont			Total - Actual			Total - Market		
	26 Units			22 Units			48 Units			48 Units		
Income	% EGI			% EGI			% EGI			% EGI		
Gross Potential Income	\$474,968			\$421,799			\$896,767			\$1,284,000		
Less Vacancy & Credit Loss	-\$14,249	3%		-\$12,654	3%		-\$26,903	3%		-\$38,520	3%	
Other Income (1)	\$4,680			\$3,120			\$7,800			\$7,956		
<b>Effective Gross Income</b>	<b>\$465,399</b>			<b>\$412,265</b>			<b>\$877,664</b>			<b>\$1,253,436</b>		
<b>Expenses</b>	% EGI		Per Unit	% EGI		Per Unit	% EGI		Per Unit	% EGI		Per Unit
Property Taxes	\$65,614	14%	\$2,524	\$52,421	13%	\$2,383	\$118,035	13%	\$2,459	\$120,396	14%	\$2,508
Insurance	\$20,800	4%	\$800	\$17,600	4%	\$800	\$38,400	4%	\$800	\$39,168	4%	\$816
Water & Sewer	\$24,387	5%	\$938	\$20,900	5%	\$950	\$45,287	5%	\$943	\$46,193	5%	\$962
Gas & Electric	\$25,466	5%	\$979	\$22,000	5%	\$1,000	\$47,466	5%	\$989	\$48,415	6%	\$1,009
Repairs & Maintenance	\$13,000	3%	\$500	\$11,000	3%	\$500	\$24,000	3%	\$500	\$24,480	3%	\$510
Pest Control	\$1,950	0%	\$75	\$1,650	0%	\$75	\$3,600	0%	\$75	\$3,672	0%	\$77
Superintendent	\$13,000	3%	\$500	\$11,000	3%	\$500	\$24,000	3%	\$500	\$24,480	3%	\$510
Management Fee	\$13,962	3%	\$537	\$12,368	3%	\$562	\$26,330	3%	\$549	\$37,603	3%	\$783
Legal & Accounting	\$800	0%	\$31	\$800	0%	\$36	\$1,600	0%	\$33	\$1,632	0%	\$34
<b>Total Expenses</b>	<b>\$178,979</b>	<b>38%</b>		<b>\$149,739</b>	<b>36%</b>		<b>\$328,718</b>	<b>37%</b>		<b>\$346,039</b>	<b>39%</b>	
<b>Net Operating Income</b>	<b>\$286,420</b>			<b>\$262,526</b>			<b>\$548,946</b>			<b>\$907,397</b>		

Expense Ratio



**\$3.28**

Taxes Per Foot

**\$2,459**

Taxes Per Unit

(1) Water Reimbursement

# Valuation Summary

<b>\$9,680,000</b>	<b>5.67%</b>	<b>9.37%</b>	<b>\$201,667</b>	<b>\$6,959,237</b>	<b>5.0%</b>
Sales Price	Cap Rate (Actual)	Cap Rate (Pro Forma)	Price Per Unit	Investor Capital	Cash-on-Cash

## Cap Rate Value

	<b>\$548,946 (Actual)</b>	<b>\$907,397 (Pro Forma)</b>
<b>5.67%</b>	\$9,680,000	\$16,001,000

## GRM Value

	<b>\$896,767 (Actual)</b>	<b>\$1,284,000 (Pro Forma)</b>
<b>12</b>	\$10,761,000	\$15,408,000

## \$/PSF Value

\$261	\$269	\$277
\$9,390,000	\$9,680,000	\$9,970,000

## Proposed Debt Financing

<b>Interest Only Calculation</b>		No
<b>Inputs</b>		
Min DCR		1.25
Interest Rate		5.25%
Term		5 Years
Amortization		30 Years
<b>Loan Sizing</b>		
Purchase Price		\$9,680,000
Loan at 75% LTV		\$7,260,000
Loan at MIN DCR		\$6,627,337
Max Loan Amount		\$6,627,337
Equity Required (Down)		\$3,052,663
Max LTV		68%
Annual Debt Service		\$202,283
Interest Only Debt Service		\$160,265
<b>Additional Equity</b>		
Closing Costs (1.25%)		\$115,900
CapEx / Renovation Budget		\$216,000

# Cash Flow Assumptions

<b>Purchase</b>		
Purchase Price		\$9,680,000
Earnest Money Deposit	5%	\$484,000
Down Payment	68%	\$6,627,337
Mortgage		\$3,052,663
Interest Rate		5.25%
Amortization		30 Years
Closing Costs	1.25%	\$115,900
CapEx Raise (2 years)		\$216,000
<b>Total Investor Capital</b>		<b>\$6,959,237</b>
<b>Income &amp; Expenses</b>		
Gross Potential Income		\$896,767
- Vacancy & Credit Loss	3.0%	-\$26,903
+ Other Income		\$7,800
= Effective Gross Income		\$877,664
- Expenses (Actual)		\$328,718
<b>= Net Operating Income</b>		<b>\$548,946</b>
<b>Cash Flow</b>		
	<b>IO Period</b>	<b>3 years</b>
Annual Debt Service		\$202,283
IO Annual Debt Service	No	\$160,265
<b>Cash Flow After Debt Service</b>		<b>\$346,663</b>
<b>Growth Factor - Apartments</b>		
Rent Growth Factor		5.99%
Expense Growth Factor		2.50%
Market Turnover		15.00%
Increase effectiveness		40.00%
Allowable Increase		4.00%
Apartments Upside		43.18%

<b>Cash-Out Refinance</b>		
		<b>4</b>
Net Operating Income		\$691,048
Debt Coverage Ratio		1.25
Max Annual Debt Service		\$552,839
Interest Rate		4.75%
Amortization		30
Loan Amount		\$8,831,614
- Closing Costs	1%	\$88,316
- Outstanding Loan Balance		\$3,052,663
= Proceeds from Refinance		\$5,690,636
Return of Investor Capital		\$5,690,636
% Return of Investor Capital		82%
Profit from Refinance		\$0
<b>Capital Account Balance</b>		<b>\$1,268,602</b>
<b>Disposition</b>		
		<b>10</b>
Net Operating Income		\$1,071,121
Terminal Cap Rate		5.75%
Sales Price		\$18,628,191
- Cost of Sale	5%	\$558,846
- Outstanding Loan Balance		\$7,726,925
= Proceeds from Sale		\$10,342,420
Return of Investor Capital		\$1,268,602
Profit from Sale		\$9,073,818
<b>Capital Account Balance</b>		<b>\$0</b>
<b>Annual Improvements / Renovation Budget</b>		
Estimated annual unit turnover		7.2
Estimated unit renovation cost		\$15,000
Common area upgrades		\$0
Mechanical upgrades		\$0
<b>Estimated Annual Cap/Ex Budget</b>		<b>\$108,000</b>

# Cash Flow Analysis

	Year 1	Year 2	Year 3	Refinance Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Sale Year 10
<b>Income</b>										
Gross Potential Income	\$896,767	\$950,491	\$1,007,434	\$1,067,788	\$1,131,757	\$1,199,559	\$1,271,423	\$1,347,592	\$1,428,325	\$1,513,894
Vacancy & Credit Loss	-\$26,903	-\$28,515	-\$30,223	-\$32,034	-\$33,953	-\$35,987	-\$38,143	-\$40,428	-\$42,850	-\$45,417
Other Income	\$7,800	\$8,267	\$8,763	\$9,288	\$9,844	\$10,434	\$11,059	\$11,721	\$12,423	\$13,168
<b>Effective Gross Income</b>	<b>\$877,664</b>	<b>\$930,244</b>	<b>\$985,973</b>	<b>\$1,045,041</b>	<b>\$1,107,648</b>	<b>\$1,174,006</b>	<b>\$1,244,339</b>	<b>\$1,318,886</b>	<b>\$1,397,898</b>	<b>\$1,481,645</b>
<b>Expenses (Actual)</b>										
Property Taxes	\$118,035	\$120,986	\$124,011	\$127,111	\$130,289	\$133,546	\$136,884	\$140,307	\$143,814	\$147,410
Insurance	\$38,400	\$39,360	\$40,344	\$41,353	\$42,386	\$43,446	\$44,532	\$45,646	\$46,787	\$47,956
Water & Sewer	\$45,287	\$46,419	\$47,580	\$48,769	\$49,988	\$51,238	\$52,519	\$53,832	\$55,178	\$56,557
PSEG	\$47,466	\$48,653	\$49,869	\$51,116	\$52,394	\$53,703	\$55,046	\$56,422	\$57,833	\$59,278
Repairs & Maintenance	\$24,000	\$24,600	\$25,215	\$25,845	\$26,492	\$27,154	\$27,833	\$28,528	\$29,242	\$29,973
Pest Control	\$3,600	\$3,690	\$3,782	\$3,877	\$3,974	\$4,073	\$4,175	\$4,279	\$4,386	\$4,496
Super	\$24,000	\$24,600	\$25,215	\$25,845	\$26,492	\$27,154	\$27,833	\$28,528	\$29,242	\$29,973
Management Fee	\$26,330	\$26,988	\$27,663	\$28,354	\$29,063	\$29,790	\$30,535	\$31,298	\$32,080	\$32,882
Legal & Accounting	\$1,600	\$1,640	\$1,681	\$1,723	\$1,766	\$1,810	\$1,856	\$1,902	\$1,949	\$1,998
<b>Total Expenses</b>	<b>\$328,718</b>	<b>\$336,936</b>	<b>\$345,359</b>	<b>\$353,993</b>	<b>\$362,843</b>	<b>\$371,914</b>	<b>\$381,212</b>	<b>\$390,742</b>	<b>\$400,511</b>	<b>\$410,524</b>
<b>Net Operating Income (NOI)</b>	<b>\$548,946</b>	<b>\$593,308</b>	<b>\$640,614</b>	<b>\$691,048</b>	<b>\$744,805</b>	<b>\$802,092</b>	<b>\$863,127</b>	<b>\$928,144</b>	<b>\$997,388</b>	<b>\$1,071,121</b>
Debt Service	\$202,283	\$202,283	\$202,283	\$419,502	\$419,502	\$552,839	\$552,839	\$552,839	\$552,839	\$552,839
<b>Cash Flow After Debt Service</b>	<b>\$346,663</b>	<b>\$391,025</b>	<b>\$438,331</b>	<b>\$271,547</b>	<b>\$325,304</b>	<b>\$249,253</b>	<b>\$310,289</b>	<b>\$375,305</b>	<b>\$444,549</b>	<b>\$518,282</b>
<b>Distributions</b>										
Investor Proceeds from Refi or Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,073,818
<b>Total Investor Cash Flow</b>	<b>\$346,663</b>	<b>\$391,025</b>	<b>\$438,331</b>	<b>\$271,547</b>	<b>\$325,304</b>	<b>\$249,253</b>	<b>\$310,289</b>	<b>\$375,305</b>	<b>\$444,549</b>	<b>\$9,592,100</b>
Capital Account Balance (end of year)	\$6,959,237	\$6,959,237	\$6,959,237	\$1,268,602	\$1,268,602	\$1,268,602	\$1,268,602	\$1,268,602	\$1,268,602	\$0
<b>Investor Cash-on-Cash Return</b>	<b>5.0%</b>	<b>5.6%</b>	<b>6.3%</b>	<b>21.4%</b>	<b>25.6%</b>	<b>19.6%</b>	<b>24.5%</b>	<b>29.6%</b>	<b>35.0%</b>	<b>Infinity</b>

# Internal Rate of Return (IRR)

Year	Investor Capital	Cash Flow Distribution	Return of Investor Capital	Proceeds from Refi or Sale	Total
0	-\$6,959,237				-\$6,959,237
1		\$346,663			\$346,663
2		\$391,025			\$391,025
3		\$438,331			\$438,331
4		\$271,547	\$5,690,636		\$5,962,182
5		\$325,304			\$325,304
6		\$249,253			\$249,253
7		\$310,289			\$310,289
8		\$375,305			\$375,305
9		\$444,549			\$444,549
10		\$518,282	\$1,268,602	\$9,073,818	\$10,860,702
<b>Total</b>	<b>-\$6,959,237</b>	<b>\$3,670,547</b>	<b>\$6,959,237</b>	<b>\$9,073,818</b>	<b>\$12,744,365</b>
<b>Investor IRR</b>					<b>16.72%</b>
<b>Investor ROI</b>					<b>183%</b>

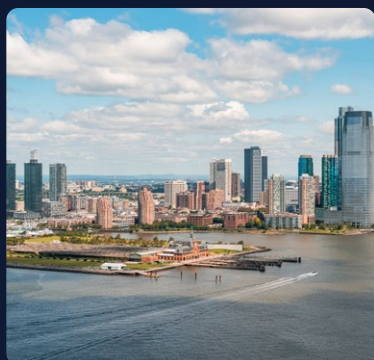
# Market Overview

**150-154 Belmont Ave**  
Jersey City, NJ 07304



# McGinley Square | Jersey City, NJ

## Market Demographics



**291,600**

Total Population

**\$100,300**

Median HH Income

**116,200**

# of Households

**33%**

Homeownership Rate

**160,000+**

Employed Population

**52%**

Bachelor's Degree

**35**

Median Age

**\$550,000**

Median Property Value

## Neighborhood Overview

Jersey City is one of the most dynamic urban markets in the New York metropolitan area, positioned directly across the Hudson River from Lower Manhattan. The city has experienced sustained population growth driven by its proximity to New York City, strong transit connectivity, and comparatively attainable housing options. Neighborhoods such as Bergen-Lafayette—near Belmont Avenue—are benefiting from residential redevelopment, adaptive reuse projects, and expanding retail corridors. Access to PATH stations, NJ Transit bus routes, and major highways supports commuter demand while reinforcing long-term residential stability.

The surrounding area offers a diverse economic base supported by finance, technology, healthcare, logistics, and professional services. Strong household incomes, a highly educated population, and continued multifamily development reflect Jersey City's role as a primary residential alternative to Manhattan and Brooklyn. Ongoing public and private investment in infrastructure, parks, and mixed-use projects continues to enhance neighborhood livability and investor appeal, positioning the market for sustained rental demand and long-term asset appreciation.

## Property Demographics

Population	1-Mile	3-Mile	5-Mile
2025 Estimate	89,810	350,954	1,135,341
Households	1-Mile	3-Mile	5-Mile
2025 Estimate	34,382	145,755	508,560
Income	1-Mile	3-Mile	5-Mile
Avg Household Income	\$80,107	\$124,965	\$131,306

# Economic Drivers

## Economic Drivers

McGinley Square benefits from its central location within Jersey City and direct connectivity to the broader New York metropolitan economy. Positioned between Journal Square and Bergen-Lafayette, the neighborhood draws strength from nearby PATH rail service, NJ Transit bus routes, and access to Interstate 78 and the New Jersey Turnpike, enabling efficient commutes to Downtown Jersey City and Midtown Manhattan. The surrounding employment base is anchored by healthcare, education, finance, and professional services, with major institutions such as Jersey City Medical Center, Hudson County Community College, and the concentration of financial firms along the waterfront supporting workforce stability. Continued multifamily development, corridor retail activation along Bergen Avenue, and infrastructure investment across Hudson County reinforce long-term residential demand and neighborhood reinvestment.

## Development & Investment Activity

McGinley Square is experiencing steady reinvestment driven by Jersey City's broader residential growth and transit-oriented development trends. The neighborhood has seen an increase in mid-rise multifamily construction, adaptive reuse of underutilized properties, and incremental retail activation along Bergen Avenue and Montgomery Street. Developers are capitalizing on comparatively attainable land pricing relative to waterfront submarkets, positioning the area as a value-oriented alternative within Hudson County. Zoning allowances that support higher-density residential and mixed-use projects continue to encourage new housing supply aimed at professionals seeking proximity to Manhattan without premium waterfront pricing.



# Local Attractions & Conveniences



## Area Attractions

McGinley Square offers a walkable, community-oriented environment characterized by neighborhood retail, local dining, and access to nearby parks and cultural institutions. Lincoln Park—one of Hudson County’s largest green spaces—is located just south of the neighborhood, providing recreational amenities, athletic facilities, and open space that enhance residential appeal. Proximity to Journal Square’s commercial district and Downtown Jersey City’s waterfront further expands access to entertainment, dining, and shopping destinations. Ongoing streetscape improvements and small-business growth continue to strengthen the area’s identity as an established yet evolving residential enclave within one of the nation’s most economically significant metropolitan regions.

## Transportation Overview

McGinley Square offers strong multimodal connectivity within the New York metropolitan area. Located about one mile from the Journal Square Transportation Center, it provides direct PATH access to Midtown and Lower Manhattan as well as Newark. NJ Transit bus routes along Bergen Avenue and Kennedy Boulevard connect residents to Journal Square, Downtown Jersey City, Hoboken, and Port Authority.

The neighborhood also benefits from proximity to Interstate 78, the New Jersey Turnpike, Routes 1 & 9, and the Holland Tunnel, enabling convenient regional travel. Newark Liberty International Airport is approximately 10 miles away, and the nearby Hudson-Bergen Light Rail offers additional north-south waterfront access. These transportation assets position McGinley Square as a well-connected, transit-oriented residential neighborhood.

# Transportation Map

## Manhattan



**Journal Square**  
Train Station




 12-Minute Average Ride to Manhattan Via PATH Train

 8-Minute Bus Ride

 JFK Blvd at Kensington Ave Bus Stop

**150-154 Belmont Ave**

 3-Minute Walk

- 2.3 Miles**  
Downtown Jersey City
- 3.6 Miles**  
Hoboken
- 5.6 Miles**  
Downtown Manhattan
- 8.3 Miles**  
Newark Liberty Airport



**150-154 Belmont Ave**  
Jersey City, NJ



**3 Min.**

Walk to the JFK  
Blvd at Kensington  
Ave Bus Stop



**8 Min.**

Average Bus  
Ride to Journal  
Square Station



**12 Min.**

Average Ride  
to Manhattan  
via the PATH Train

**Journal Square**  
Train Station



**JFK Blvd at Kensington Ave**  
Bus Stop



**150-154 Belmont Ave**

*12 Minute Train Ride*

**New York**

**Downtown  
Manhattan**

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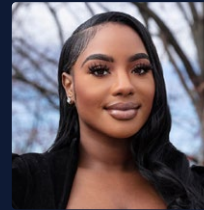
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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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