

# 7509 Park Ave & 101 76th St

2 Buildings | 34 Units | 79% Upside\* | \$188K PPU | 50+ Year Ownership | Value-Add

Multifamily  
Investment Opportunity

Offering Memorandum

*North Bergen*

79% Upside\*

\*Broker Estimate

**MATTHEWS**™



Midtown Manhattan ±5.9 Miles Away

Exclusively Listed By



**David Ferber, CPA**  
First Vice President & Director

**Mobile: (201) 218-9156**  
**Direct: (551) 888-0042**  
david.ferber@matthews.com  
License No. 01469842 (NJ)



**Kendra Antoine**  
Sales Analyst

**Mobile: (845) 642-3370**  
**Direct: (551) 465-6362**  
kendra.antoine@matthews.com  
License No. 2440903 (NJ)

**Patrick Forde**  
Broker of Record  
Broker License No. 0122887 (NJ)  
Firm License No. 2330333 (NJ)

**MATTHEWS**™





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# Property Overview

7509 Park Ave & 101 76th St  
North Bergen, NJ 07047



# Transportation Map

## Manhattan



 31-Minute Bus Ride



7509 Park Ave  
& 101 76th St

 4-Minute Walk



Boulevard East at  
77th St Bus Stop

# 7509 Park Ave & 101 76th St

North Bergen, NJ 07047

**34**

Units

**2**

Buildings

**79%**

Upside\*

**\$188K**

Price Per Unit

\*Broker Estimate



# Investment Overview

**\$6,400,000**

Offering Price

**\$606,228**

Gross Income\*

**\$363,457**

Net Operating Income\*

**11.79%**

Pro Forma Cap Rate\*\*

**\$188,235**

Price Per Unit

## Executive Summary

Property Address	7509 Park Ave & 101 76th St North Bergen, NJ 07047
Rentable SF	±27,500 SF
Block / Lot	303 / 5 & 303 / 7
Number of Units	34
Property Taxes	\$68,736



<b>Interest Only Calculation</b>	No
<b>Inputs</b>	
LTV	75%
Min DCR	1.25
Interest Rate	5.85%
Term	5 Years
Amortization	30 Years
Max LTV (based on DCR)	64%
<b>Loan Sizing</b>	
Capitalized Value	\$6,400,000
Loan at MAX LTV	\$6,400,000
Loan at MIN DCR	\$4,107,273
Max Loan Amount	\$4,107,273
Annual Debt Service	\$290,766
Interest Only Debt Service	\$240,275
<b>Additional Equity</b>	
Closing Costs (1.50%)	\$96,000
CapEx / Renovation Budget	\$163,200

## Rent Roll Analysis

Unit Type	# of Units	Avg SF	Year 1*		Pro Forma**		% Upside
			Avg Rent	Avg \$/PSF*	Market Rent	Avg \$/PSF**	
2 Bed/1 Bath	15	757	\$1,775	\$28	\$2,300	\$36	30%
3 Bed/1 Bath	19	850	\$1,257	\$18	\$2,950	\$42	135%
<b>Total/Averages</b>	<b>34</b>	<b>809</b>	<b>\$1,486</b>	<b>\$22</b>	<b>\$2,663</b>	<b>Total Upside</b>	<b>79%</b>

\*Reflects current in-place rents plus vacant, superintendent's, and owner's unit at potential market rent based on broker's assumptions. Actual results may differ.

\*\*Pro forma projections are for illustrative purposes only and reflect broker's estimates and assumptions. Actual results may differ.

# | Summary of Terms

## Interest Offered

Matthews™ has been selected to exclusively market for sale 7509 Park Ave & 101 76th St, two multifamily buildings in North Bergen, NJ.

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## Terms of Sale

7509 Park Ave & 101 76th St are being offered free and clear of debt at a purchase price of \$6,400,000.

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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 7509 Park Ave & 101 76th St, North Bergen, NJ, a two-building, 34-unit multifamily investment opportunity. The offering represents a compelling value-add opportunity with 79% upside\*, with a strong unit mix of oversized two- and three-bedroom layouts. The properties have been under the same ownership for over 50 years, presenting a rare opportunity to acquire generational assets. The properties consists of two brick buildings featuring renovated units, separately metered apartments, and on-site laundry in the basement, with all tenants currently on month-to-month leases, providing potential flexibility for a new owner. Recent capital improvements include a boiler replacement at 101 76th St in 2024 and a boiler rebuilt at 7509 Park Ave in 2025. Tenants are responsible for cooking gas and electric, while ownership covers heat, hot water, common area electric, and water/sewer.

The properties are strategically located approximately a 4-minute walk from the Boulevard East at 77th St bus stop, which provides a 31-minute bus ride directly to Midtown Manhattan. Making the properties 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.

North Bergen continues to solidify its position as one of Hudson County's most accessible and consistently performing rental markets, driven by strong transportation connectivity, ongoing residential demand, and proximity to New York City. Anchored by its location along Boulevard East and supported by extensive NJ Transit bus service, the area provides residents with convenient, direct access to Midtown Manhattan while maintaining a stable, neighborhood-oriented environment. As housing costs continue to rise in Manhattan and surrounding urban submarkets, North Bergen remains an attractive alternative for renters seeking larger unit sizes, diverse housing options, and relative affordability. The township's strong commuter appeal, steady population base, and proximity to major employment hubs support long-term rental stability and position the area as a resilient and compelling multifamily investment market.

\*Broker Estimate

# Investment Overview

## Value-Add Opportunity

- 34 Units
- \$188K Price Per Unit
- 79% Upside\*

## Building Highlights

- Two Multifamily Brick Buildings
- 50+ Year Ownership
- Renovated & Oversized Units
- Strong Unit Mix of 2 & 3 Bedrooms
- Laundry in Basement
- Boiler Replaced in 2024 (101 76th St)
- Boiler Rebuilt in 2025 (7509 Park Ave)
- Separately Metered
- Tenants pay for cooking gas and electric
- Landlord pays for heat, hot water, common area electric & water/sewer

## Convenient Transportation

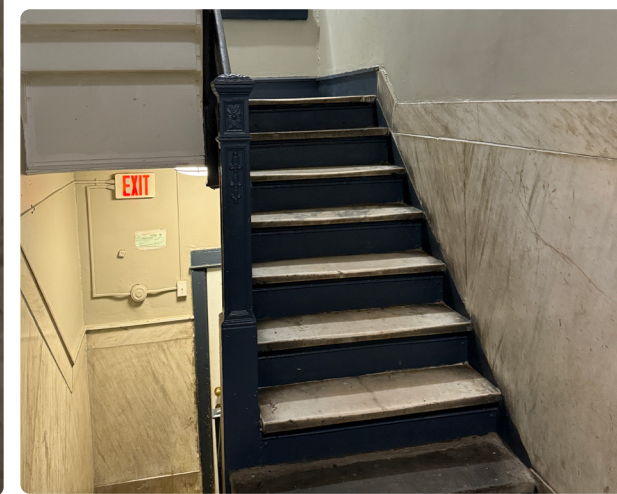
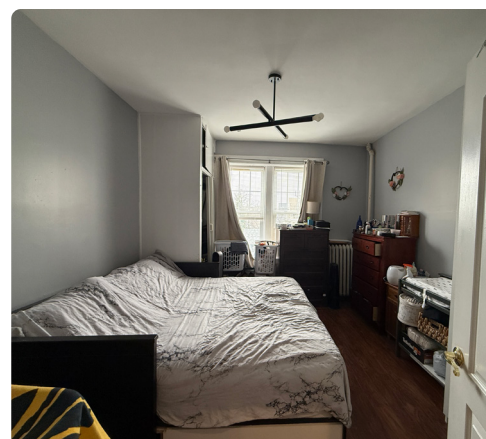
- The building is approximately a 4-minute walk to the Boulevard East at 77th St bus stop which provides a 31-minute bus ride directly to Midtown Manhattan.



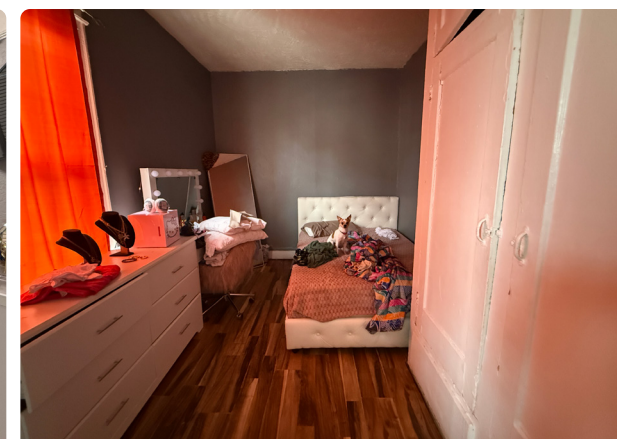
# | Exterior Photos



# | 7509 Park Ave Interiors



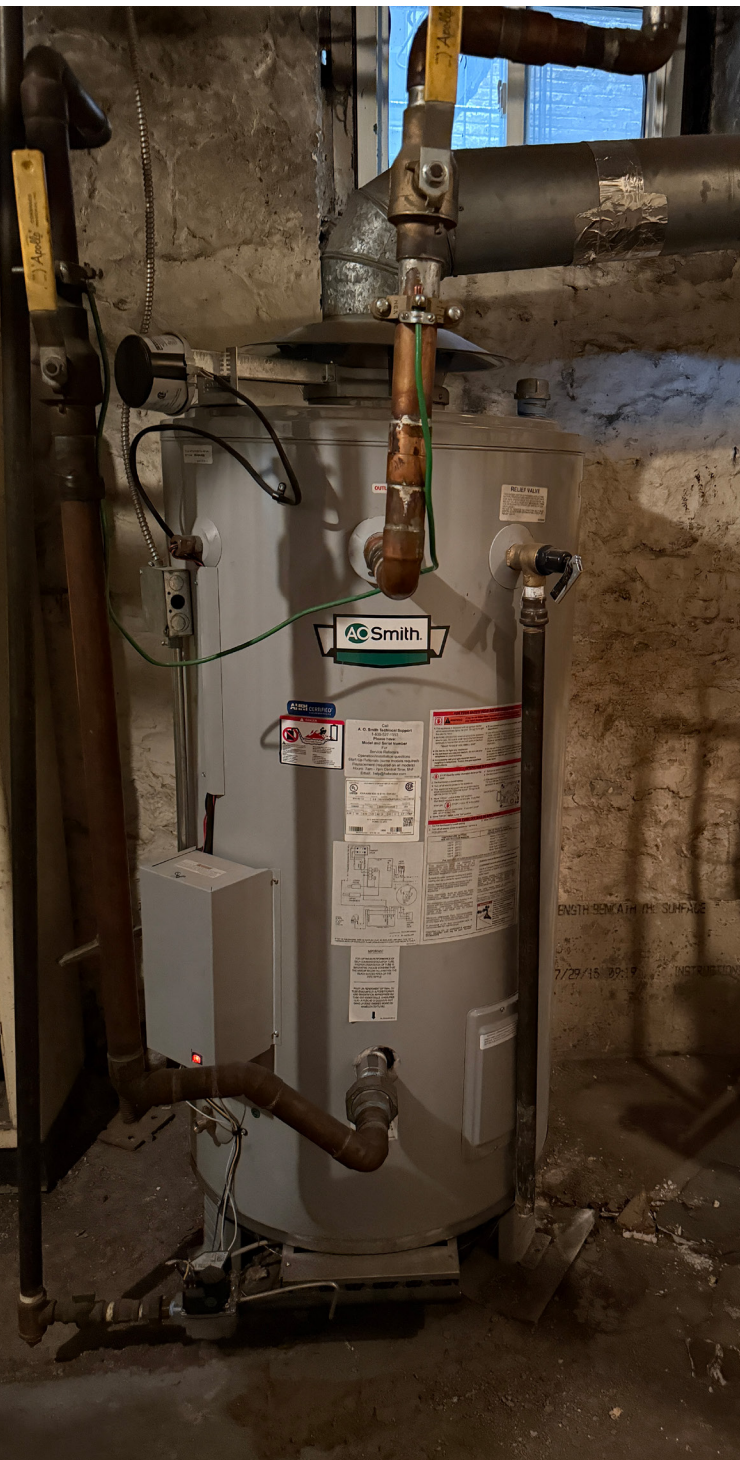
# | 101 76th St Interiors



# | 7509 Park Ave Utilities



# 101 76th St Utilities



# Financial Overview

7509 Park Ave & 101 76th St  
North Bergen, NJ 07047



# Rent Roll | 7509 Park Ave

Unit #	Bedrooms	Notes	SF (approx)	Year 1****	\$/PSF****	Pro Forma*****	\$/PSF*****
1	3 Bed/1 Bath		850	\$1,793	\$25	\$2,950	\$42
2	2 Bed/1 Bath		750	\$899	\$14	\$2,300	\$37
3	2 Bed/1 Bath	Super*	750	\$1,950	\$31	\$2,300	\$37
4	3 Bed/1 Bath		850	\$2,026	\$29	\$2,950	\$42
5	3 Bed/1 Bath		850	\$1,437	\$20	\$2,950	\$42
6	2 Bed/1 Bath		750	\$1,662	\$27	\$2,300	\$37
7	2 Bed/1 Bath	Vacant**	750	\$2,200	\$35	\$2,300	\$37
8	3 Bed/1 Bath		850	\$929	\$13	\$2,950	\$42
9	3 Bed/1 Bath		850	\$988	\$14	\$2,950	\$42
10	2 Bed/1 Bath	Vacant**	750	\$2,200	\$35	\$2,300	\$37
11	2 Bed/1 Bath	Vacant**	750	\$2,200	\$35	\$2,300	\$37
12	3 Bed/1 Bath		850	\$1,187	\$17	\$2,950	\$42
14	2 Bed/1 Bath	Vacant**	750	\$2,200	\$35	\$2,300	\$37
15	2 Bed/1 Bath		750	\$1,800	\$29	\$2,300	\$37
16	3 Bed/1 Bath		850	\$922	\$13	\$2,950	\$42
17	3 Bed/1 Bath		850	\$1,397	\$20	\$2,950	\$42
Owner Use***	2 Bed/1 Bath		750	\$1,800	\$29	\$2,300	\$37
<b>Total</b>	<b>17</b>		<b>13,550</b>	<b>\$27,590</b>	<b>\$25</b>	<b>\$44,298</b>	<b>\$39</b>
<b>Total Annual</b>				<b>\$331,075</b>		<b>\$531,573</b>	

\*Superintendent receives free rent.

\*\*Vacant units are shown at potential market rent based on broker's assumptions, not actual or registered rents.

\*\*\*Currently used by ownership and will be delivered vacant at closing. Unit is shown at potential market rent based on broker's assumptions.

\*\*\*\*Reflects current in-place rents plus vacant, superintendent's, and owner's unit at potential market rent based on broker's assumptions. Actual results may differ.

\*\*\*\*\*Pro forma projections are for illustrative purposes only and reflect broker's estimates and assumptions. Actual results may differ.

# Rent Roll | 101 76th St

Unit #	Bedrooms	Notes	SF (approx)	Year 1***	\$/PSF***	Pro Forma****	\$/PSF****
1	3 Bed/1 Bath		850	\$1,353	\$19	\$2,950	\$42
2	2 Bed/1 Bath		750	\$1,825	\$29	\$2,300	\$37
3	2 Bed/1 Bath		750	\$1,402	\$22	\$2,300	\$37
4	3 Bed/1 Bath		850	\$943	\$13	\$2,950	\$42
5	3 Bed/1 Bath		850	\$1,414	\$20	\$2,950	\$42
6	3 Bed/1 Bath		850	\$943	\$13	\$2,950	\$42
7	2 Bed/1 Bath		750	\$1,459	\$23	\$2,300	\$37
8	3 Bed/1 Bath		850	\$931	\$13	\$2,950	\$42
9	3 Bed/1 Bath		850	\$1,571	\$22	\$2,950	\$42
10	3 Bed/1 Bath		850	\$1,614	\$23	\$2,950	\$42
11	2 Bed/1 Bath		750	\$989	\$16	\$2,300	\$37
12	3 Bed/1 Bath		850	\$992	\$14	\$2,950	\$42
14	3 Bed/1 Bath		850	\$1,599	\$23	\$2,950	\$42
15	3 Bed/1 Bath		850	\$925	\$13	\$2,950	\$42
16	2 Bed/1 Bath	Vacant**	750	\$2,200	\$35	\$2,300	\$37
17	3 Bed/1 Bath		850	\$925	\$13	\$2,950	\$42
BSMT	2 Bed/1 Bath	Super*	850	\$1,845	\$26	\$2,300	\$32
<b>Total</b>	<b>17</b>		<b>13,950</b>	<b>\$22,929</b>	<b>\$20</b>	<b>\$46,249</b>	<b>\$40</b>
<b>Total Annual</b>				<b>\$275,153</b>		<b>\$554,982</b>	
<b>Portfolio Total</b>	<b>34</b>		<b>27,500</b>	<b>\$50,519</b>	<b>\$22</b>	<b>\$90,546</b>	<b>\$39</b>
<b>Annual Residential Income</b>				<b>\$606,228</b>			
<b>Gross Potential Income</b>						<b>\$1,086,555</b>	

\*Superintendent receives free rent.

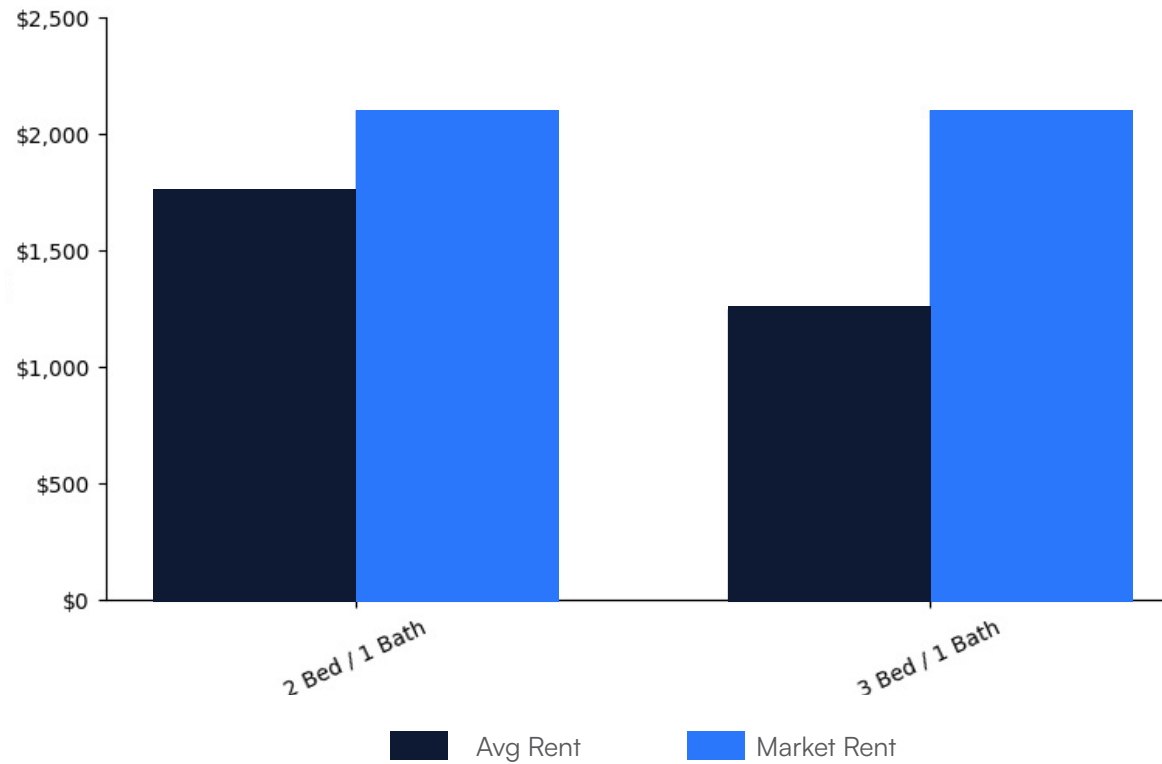
\*\*Vacant units are shown at potential market rent based on broker's assumptions, not actual or registered rents.

\*\*\*Reflects current in-place rents plus vacant, superintendent's, and owner's unit at potential market rent based on broker's assumptions. Actual results may differ.

\*\*\*\*Pro forma projections are for illustrative purposes only and reflect broker's estimates and assumptions. Actual results may differ.

# Rent Roll Analysis

Unit Type	# of Units	Avg SF	Year 1*		Pro Forma**		% Upside
			Avg Rent	Avg \$/PSF*	Market Rent	Avg \$/PSF**	
2 Bed/1 Bath	15	757	\$1,775	\$28	\$2,300	\$36	30%
3 Bed/1 Bath	19	850	\$1,257	\$18	\$2,950	\$42	135%
<b>Total/Averages</b>	<b>34</b>	<b>809</b>	<b>\$1,486</b>	<b>\$22</b>	<b>\$2,663</b>	<b>Total Upside</b>	<b>79%</b>

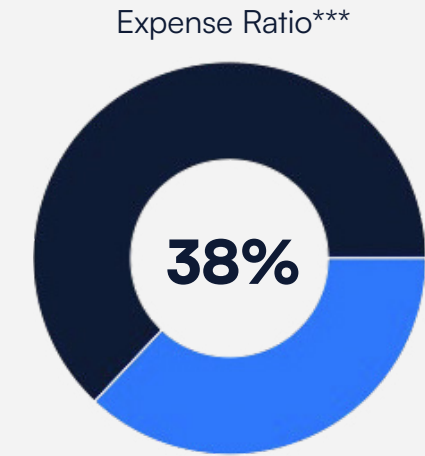


\*Reflects current in-place rents plus vacant units and superintendents' units at potential market rent based on broker's assumptions. Actual results may differ.

\*\*Pro forma projections are for illustrative purposes only and reflect broker's estimates and assumptions. Actual results may differ.

# Income & Expenses

	Year 1*			Proforma**		
	34 Units			34 Units		
Income	% EGI			% EGI		
Gross Potential Income	\$606,228			\$1,086,555		
Less Vacancy & Credit Loss	-\$18,187	3%		-\$32,597	3%	
Other Income	\$250			\$255		
<b>Effective Gross Income</b>	<b>\$588,291</b>			<b>\$1,054,213</b>		
Expenses***	% EGI	Per Unit		% EGI	Per Unit	
Property Taxes	\$68,736	12%	\$2,022	\$126,506	12%	\$3,721
Insurance	\$32,300	5%	\$950	\$32,946	3%	\$969
Water & Sewer	\$34,000	6%	\$1,000	\$34,680	3%	\$1,020
Gas & Electric	\$35,500	6%	\$1,044	\$36,210	3%	\$1,065
Repairs & Maintenance	\$17,000	3%	\$500	\$17,340	2%	\$510
Pest Control	\$1,849	0%	\$54	\$1,886	0%	\$55
Superintendent	\$17,000	3%	\$500	\$17,340	2%	\$510
Management Fee	\$17,649	3%	\$519	\$31,626	3%	\$930
Legal & Accounting	\$800	0%	\$24	\$816	0%	\$24
<b>Total Expenses</b>	<b>\$224,834</b>	<b>38%</b>		<b>\$299,350</b>	<b>28%</b>	
<b>Net Operating Income</b>	<b>\$363,457</b>			<b>\$754,863</b>		



**\$2.50**  
Taxes Per Foot

**\$2,022**  
Taxes Per Unit

\*Reflects current in-place rents plus vacant, superintendent's, and owner's unit at potential market rent based on broker's assumptions. Actual results may differ.

\*\*Pro forma projections are for illustrative purposes only and reflect broker's estimates and assumptions. Actual results may differ.

\*\*\*Expense figures are based on broker's estimates and may not reflect actual historical operating costs. Prospective purchasers should conduct their own due diligence.

# Valuation Summary\*\*\*

<b>\$6,400,000</b>	<b>5.68%</b>	<b>11.79%</b>	<b>\$188,235</b>	<b>\$2,551,927</b>	<b>2.85%</b>	<b>20.09%</b>
Sales Price	Cap Rate*	Cap Rate (Pro Forma**)	Price Per Unit	Investor Capital	Cash-on-Cash	IRR

## Cap Rate Value

	\$363,457 (Year 1*)	\$754,863 (Pro Forma**)
<b>5.68%*</b>	\$6,400,000	\$13,292,000

## GRM Value

	\$606,228 (Year 1*)	\$1,086,555 (Pro Forma**)
<b>14</b>	\$8,487,000	\$15,212,000

## \$/PSF Value

\$226	\$233	\$240
\$6,208,000	\$6,400,000	\$6,592,000

## Proposed Debt Financing\*\*

<b>Interest Only Calculation</b>	No
<b>Inputs</b>	
LTV	75%
Min DCR	1.25
Interest Rate	5.85%
Term	5 Years
Amortization	30 Years
Max LTV (based on DCR)	64%
<b>Loan Sizing</b>	
Capitalized Value	\$6,400,000
Loan at MAX LTV	\$6,400,000
Loan at MIN DCR	\$4,107,273
Max Loan Amount	\$4,107,273
Annual Debt Service	\$290,766
Interest Only Debt Service	\$240,275
<b>Additional Equity</b>	
Closing Costs (1.50%)	\$96,000
CapEx / Renovation Budget	\$163,200

\*Reflects current in-place rents plus vacant, superintendent's, and owner's unit at potential market rent based on broker's assumptions. Actual results may differ.

\*\*Pro forma projections and proposed financing are for illustrative purposes only and reflect broker's estimates and assumptions. Actual results may differ.

\*\*\*Cap rates, IRR, cash-on-cash returns, and all valuation metrics are based on broker's assumptions and projections. Returns are not guaranteed. Actual investment performance will depend on a number of factors beyond the seller's or broker's control. Prospective purchasers should conduct their own due diligence.

# Cash Flow Assumptions\*

<b>Purchase</b>		
Purchase Price		\$6,400,000
Earnest Money Deposit	5%	\$320,000
Down Payment	36%	\$2,292,727
Mortgage		\$4,107,273
Interest Rate		5.85%
Amortization		30 Years
Closing Costs	1.50%	\$96,000
CapEx Raise (2 years)		\$163,200
<b>Total Investor Capital</b>		<b>\$2,551,927</b>
<b>Income &amp; Expenses**</b>		
Gross Potential Income		\$606,228
- Vacancy & Credit Loss	3.0%	-\$18,187
+ Other Income		\$250
= Effective Gross Income		\$588,291
- Expenses		\$224,834
<b>= Net Operating Income</b>		<b>\$363,457</b>
<b>Cash Flow</b>		
	<b>IO Period</b>	
Annual Debt Service		\$290,766
IO Annual Debt Service	No	\$240,275
<b>Cash Flow After Debt Service</b>		<b>\$72,691</b>
<b>Growth Factor - Apartments</b>		
Rent Growth Factor		7.00%
Expense Growth Factor		2.50%
Market Turnover		12.00%
Increase effectiveness		40.00%
Allowable Increase		3.50%
Apartments Upside		81.65%
<b>Total Rent Growth Factor</b>		<b>7.00%</b>

<b>Cash-Out Refinance</b>			<b>5</b>
Net Operating Income			\$522,856
Debt Coverage Ratio			1.25
Max Annual Debt Service			\$418,285
Interest Rate			5.25%
Amortization			30
Loan Amount			\$6,312,361
- Closing Costs		1%	\$63,124
- Outstanding Loan Balance			\$3,880,346
= Proceeds from Refinance			\$2,368,891
Return of Investor Capital			93%
% Return of Investor Capital			\$2,368,891
Profit from Refinance			\$0
<b>Capital Account Balance</b>			<b>\$183,036</b>
<b>Disposition</b>			<b>10</b>
Net Operating Income			\$800,476
Terminal Cap Rate			6.50%
Sales Price			\$12,315,008
- Cost of Sale		5%	\$615,750
- Outstanding Loan Balance			\$5,701,149
= Proceeds from Sale			\$5,998,109
Return of Investor Capital			\$183,036
Profit from Sale			\$5,815,073
<b>Capital Account Balance</b>			<b>\$0</b>
<b>Annual Improvements / Renovation Budget</b>			
Estimated annual unit turnover			
Estimated unit renovation cost			4.1
Common area upgrades			\$20,000
Mechanical upgrades			\$0
<b>Estimated Annual Cap/Ex Budget</b>			<b>\$0</b>

\*All figures, assumptions, and projections including income, expenses, financing, renovation budgets, disposition values, and returns are broker's estimates only. Actual results may differ materially. Prospective purchasers should conduct their own due diligence.

\*\*Reflects current in-place rents plus vacant, superintendent's, and owner's unit at potential market rent based on broker's assumptions. Actual results may differ.

# Cash Flow Analysis\*

	Year 1	Year 2	Year 3	Year 4	Refinance	Year 6	Year 7	Year 8	Year 9	Sale	Year 10
<b>Income</b>											
Gross Potential Income	\$606,228	\$648,659	\$694,059	\$742,637	\$794,615	\$850,230	\$909,739	\$973,412	\$1,041,542	\$1,114,441	
Vacancy & Credit Loss	-\$18,187	-\$19,460	-\$20,822	-\$22,279	-\$23,838	-\$25,507	-\$27,292	-\$29,202	-\$31,246	-\$33,433	
Other Income	\$250	\$255	\$255	\$255	\$255	\$255	\$255	\$255	\$255	\$255	
<b>Effective Gross Income</b>	<b>\$588,291</b>	<b>\$629,454</b>	<b>\$673,492</b>	<b>\$720,613</b>	<b>\$771,031</b>	<b>\$824,979</b>	<b>\$882,702</b>	<b>\$944,465</b>	<b>\$1,010,551</b>	<b>\$1,081,263</b>	
<b>Expenses</b>											
Property Taxes	\$68,736	\$70,455	\$72,216	\$74,022	\$75,872	\$77,769	\$79,713	\$81,706	\$83,749	\$85,842	
Insurance	\$32,300	\$33,108	\$33,935	\$34,784	\$35,653	\$36,544	\$37,458	\$38,395	\$39,354	\$40,338	
Water & Sewer	\$34,000	\$34,850	\$35,721	\$36,614	\$37,530	\$38,468	\$39,430	\$40,415	\$41,426	\$42,461	
PSEG	\$35,500	\$36,388	\$37,297	\$38,230	\$39,185	\$40,165	\$41,169	\$42,198	\$43,253	\$44,335	
Repairs & Maintenance	\$17,000	\$17,425	\$17,861	\$18,307	\$18,765	\$19,234	\$19,715	\$20,208	\$20,713	\$21,231	
Pest Control	\$1,849	\$1,895	\$1,943	\$1,991	\$2,041	\$2,092	\$2,144	\$2,198	\$2,253	\$2,309	
Super	\$17,000	\$17,425	\$17,861	\$18,307	\$18,765	\$19,234	\$19,715	\$20,208	\$20,713	\$21,231	
Management Fee	\$17,649	\$18,090	\$18,542	\$19,006	\$19,481	\$19,968	\$20,467	\$20,979	\$21,503	\$22,041	
Legal & Accounting	\$800	\$820	\$841	\$862	\$883	\$905	\$928	\$951	\$975	\$999	
<b>Total Expenses</b>	<b>\$224,834</b>	<b>\$230,455</b>	<b>\$236,216</b>	<b>\$242,122</b>	<b>\$248,175</b>	<b>\$254,379</b>	<b>\$260,739</b>	<b>\$267,257</b>	<b>\$273,939</b>	<b>\$280,787</b>	
<b>Net Operating Income (NOI**)</b>	<b>\$363,457</b>	<b>\$398,999</b>	<b>\$437,276</b>	<b>\$478,491</b>	<b>\$522,856</b>	<b>\$570,599</b>	<b>\$621,963</b>	<b>\$677,208</b>	<b>\$736,612</b>	<b>\$800,476</b>	
Debt Service	\$290,766	\$290,766	\$290,766	\$290,766	\$418,285	\$418,285	\$418,285	\$418,285	\$418,285	\$418,285	
<b>Cash Flow After Debt Service**</b>	<b>\$72,691</b>	<b>\$108,233</b>	<b>\$146,510</b>	<b>\$187,725</b>	<b>\$104,571</b>	<b>\$152,314</b>	<b>\$203,678</b>	<b>\$258,923</b>	<b>\$318,327</b>	<b>\$382,190</b>	
<b>Distributions</b>											
Investor Proceeds from Refi or Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,815,073	
<b>Total Investor Cash Flow**</b>	<b>\$72,691</b>	<b>\$108,233</b>	<b>\$146,510</b>	<b>\$187,725</b>	<b>\$104,571</b>	<b>\$152,314</b>	<b>\$203,678</b>	<b>\$258,923</b>	<b>\$318,327</b>	<b>\$6,197,264</b>	
Capital Account Balance (end of year)	\$2,551,927	\$2,551,927	\$2,551,927	\$2,551,927	\$183,036	\$183,036	\$183,036	\$183,036	\$183,036	\$183,036	\$0
<b>Investor Cash-on-Cash Return**</b>	<b>2.8%</b>	<b>4.2%</b>	<b>5.7%</b>	<b>7.4%</b>	<b>57.1%</b>	<b>83.2%</b>	<b>111.3%</b>	<b>141.5%</b>	<b>173.9%</b>	<b>Infinity</b>	

\*All figures, assumptions, and projections including income, expenses, financing, and returns are broker's estimates only. Actual results may differ materially. Prospective purchasers should conduct their own due diligence.

\*\*Pro forma projections are for illustrative purposes only and reflect broker's estimates and assumptions. Returns are not guaranteed and will depend on a number of factors beyond the seller's or broker's control.

# Internal Rate of Return (IRR)\*

Year	Investor Capital	Cash Flow Distribution	Return of Investor Capital	Proceeds from Refi or Sale	Total
0	-\$2,551,927				-\$2,551,927
1		\$72,691			\$72,691
2		\$108,233			\$108,233
3		\$146,510			\$146,510
4		\$187,725			\$187,725
5		\$104,571	\$2,368,891		\$2,473,463
6		\$152,314			\$152,314
7		\$203,678			\$203,678
8		\$258,923			\$258,923
9		\$318,327			\$318,327
10		\$382,190	\$183,036	\$5,815,073	\$6,380,300
<b>Total</b>	<b>-\$2,551,927</b>	<b>\$1,935,164</b>	<b>\$2,551,927</b>	<b>\$5,815,073</b>	<b>\$7,750,237</b>
<b>Investor IRR**</b>					<b>20.09%</b>
<b>Investor ROI**</b>					<b>304%</b>

\*All figures, assumptions, and projections including cash flows, returns, and disposition proceeds are broker's estimates only. Actual results may differ materially. Prospective purchasers should conduct their own due diligence.

\*\*Investor IRR and ROI are based on broker's assumptions and projections. Returns are not guaranteed and will depend on a number of factors beyond the seller's or broker's control.

# Market Overview

**7509 Park Ave & 101 76th St**  
North Bergen, NJ 07047



# North Bergen, NJ

## Market Demographics



**61,668**  
Total Population

**\$78,911**  
Median HH Income

**23,804**  
# of Households

**41.6%**  
Homeownership Rate

**66.7%**  
Employed Population

**33.0%**  
Bachelor's Degree

**40**  
Median Age

**\$473,500**  
Median Property Value

## Neighborhood Overview

North Bergen is a dense, transit-connected Hudson County community positioned immediately west of the Hudson waterfront and within close reach of Midtown Manhattan, Jersey City, Hoboken, and the Meadowlands. The township benefits from strong regional accessibility, a large and diverse residential base, and a built environment that combines multifamily housing, neighborhood retail corridors, and established residential enclaves. Its location within one of the most interconnected parts of Northern New Jersey continues to support stable housing demand from residents seeking relative value compared with prime waterfront submarkets.

North Bergen's housing profile reflects a mature urban market with a substantial renter base, moderate homeownership, and pricing that remains below some nearby waterfront communities while still benefiting from Hudson County's long-term growth story. The township's population density, household base, and foreign-born share underscore its role as an established, highly utilized residential community with enduring demand drivers tied to regional employment access and everyday convenience.

## Property Demographics

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

## Economic Drivers

North Bergen is supported by the broader economic engine of Hudson County and the New York metropolitan area. Residents benefit from access to employment centers in Jersey City, Hoboken, Newark, Secaucus, and Manhattan, while the township itself sits near major commercial, healthcare, logistics, and retail corridors. Regional connectivity to business districts throughout Hudson and Bergen Counties strengthens the township's appeal for working households and supports consistent residential demand.

The local consumer base is also supported by a sizable household count, above-average density, and meaningful retail activity. Census data shows more than \$1.16 billion in retail sales in 2022, reflecting North Bergen's role as both a residential community and a practical retail/service location within the county.

## Development & Investment Activity

North Bergen continues to benefit from reinvestment tied to its strategic location, established infrastructure, and proximity to major commuter routes. Ongoing public and private interest across Hudson County has supported multifamily redevelopment, commercial repositioning, and corridor-based investment in communities that offer strong access to Manhattan without waterfront pricing. The township's modified master planning and commercial zoning activity also indicate continued efforts to shape and attract investment.

From an investor perspective, North Bergen offers a combination of dense housing demand, strong regional access, and a large existing residential base. These characteristics make it attractive for rental housing, neighborhood retail, and selective mixed-use or infill opportunities where zoning and site conditions allow.



# Local Attractions & Conveniences



## Area Attractions

North Bergen benefits from access to one of Hudson County's most prominent open-space assets, James J. Braddock Park, a 167-acre park featuring Woodcliff Lake, skyline views, and a wide range of athletic and recreational amenities. This amenity base enhances neighborhood livability and supports the township's appeal for long-term residents.

In addition to its park system, the township offers convenient access to shopping, dining, and entertainment options throughout North Hudson and the adjacent waterfront markets. Its location near Jersey City, Hoboken, Weehawken, and Manhattan broadens the lifestyle appeal for residents seeking urban accessibility with somewhat more attainable housing options.

## Transportation Overview

North Bergen is one of the more connected municipalities in Hudson County, with access to Route 495, Route 3, U.S. 1/9, and the New Jersey Turnpike network. NJ TRANSIT's materials for the Northern Branch Corridor note the area's heavy roadway dependence, recurring congestion, and the importance of expanded transit options to support mobility and future growth.

The township is also served by the Tonelle Avenue Station on the Hudson-Bergen Light Rail, which includes a large park-and-ride facility and direct rail connectivity into Jersey City and Hoboken. Combined with extensive bus service and highway access toward the Lincoln Tunnel and regional job centers, this multimodal infrastructure is a major competitive advantage for residents and investors alike.





7509 Park Ave  
& 101 76th St



Boulevard East at  
77th St Bus Stop

Midtown  
Manhattan



7509 Park Ave & 101 76th St  
North Bergen, NJ



**4 Min.**

Walk to the  
Boulevard East at  
77th St Bus Stop



**31 Min.**

Average Bus  
Ride to Midtown  
Manhattan

# MATTHEWS™

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**David Ferber, CPA**  
First Vice President & Director

**Mobile: (201) 218-9156**

**Direct: (551) 888-0042**

david.ferber@matthews.com

License No. 01469842 (NJ)



**Kendra Antoine**  
Sales Analyst

**Mobile: (845) 642-3370**

**Direct: (551) 465-6362**

kendra.antoine@matthews.com

License No. 2440903 (NJ)

**Patrick Forde** | Broker of Record | Broker License No. 0122887 (NJ) | Firm License No. 2330333 (NJ)

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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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