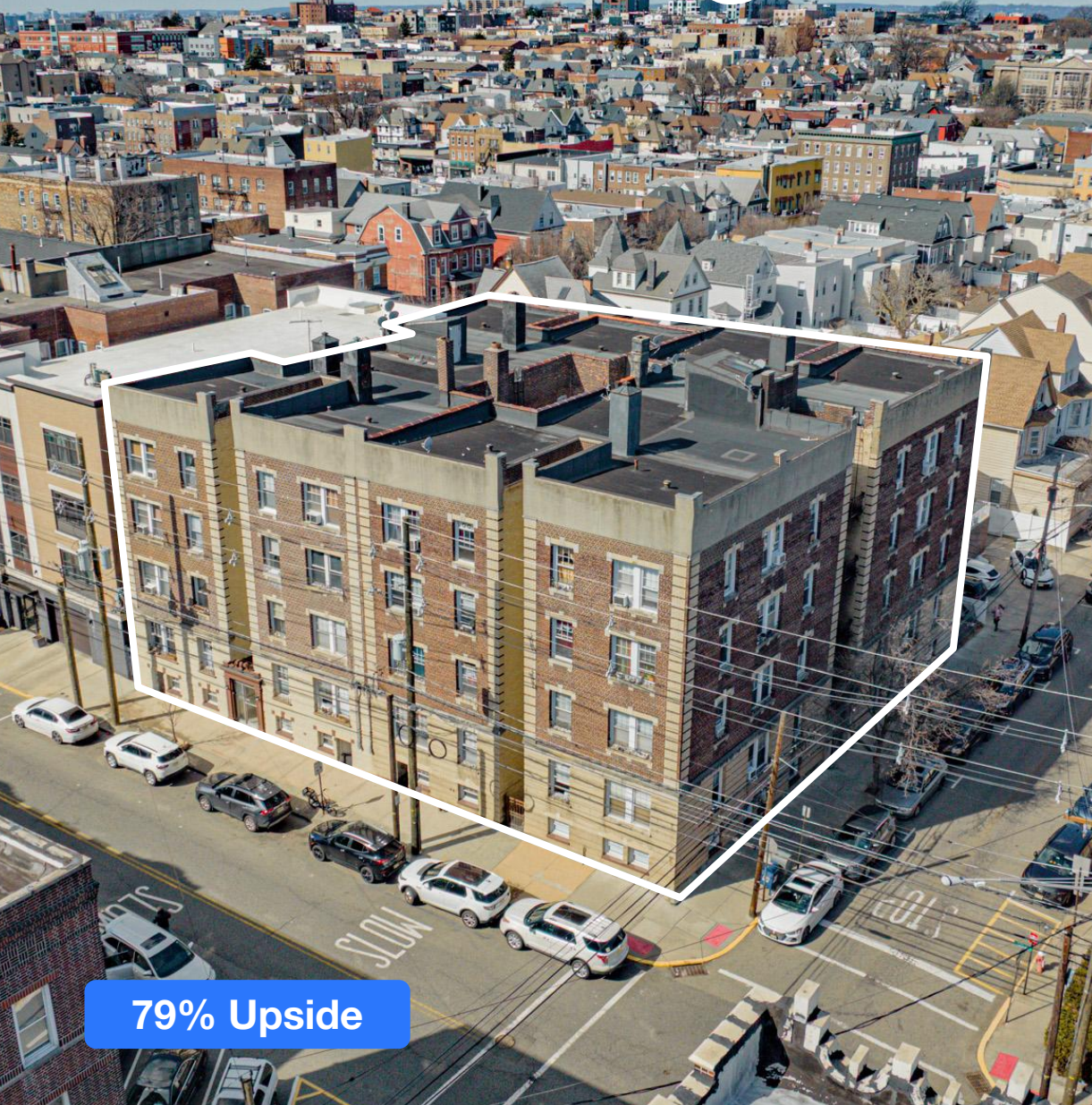


North Bergen



79% Upside

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

Pre-Market Brochure

Value-Add Opportunity

- 34 Units
- 50+ Year Ownership
- 79% Upside
- \$188K Price Per Unit

Building Highlights

- 2 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.



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MATTHEWS™

2 Buildings | 34 Units | 79% Upside | \$188K PPU | Value-Add | North Bergen

\$6,400,000
Offering Price

\$606,228
Gross Income

\$363,457
Net Operating Income

\$188,235
Price Per Unit

79%
Upside

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

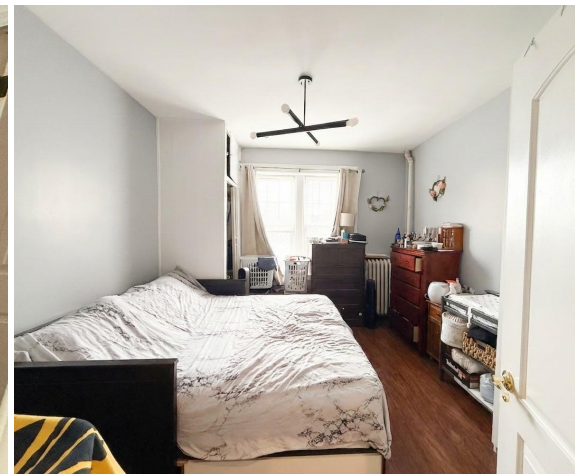
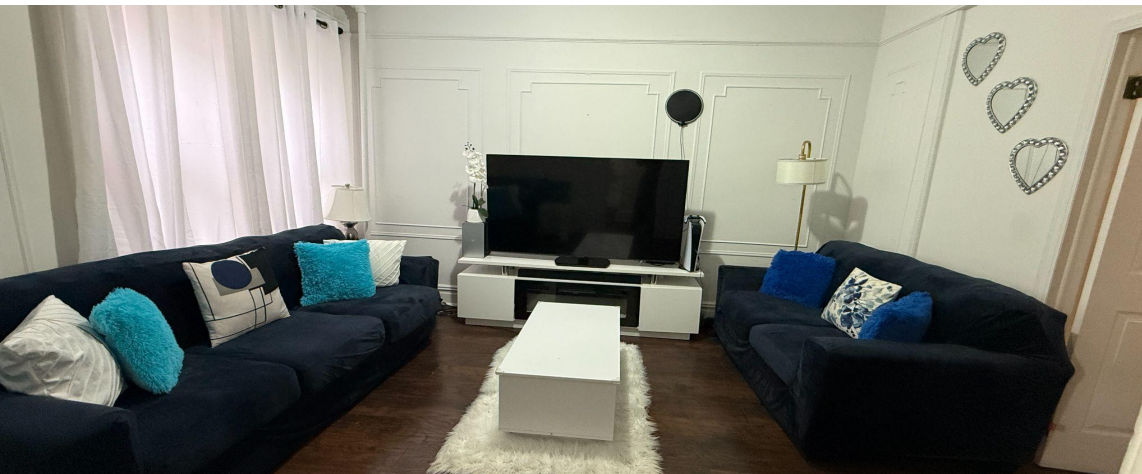
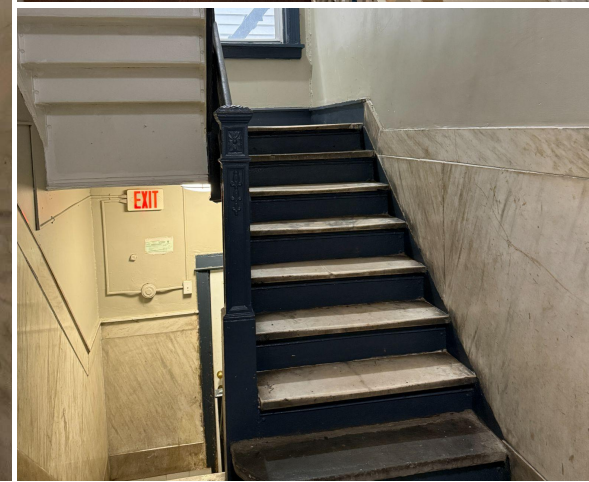
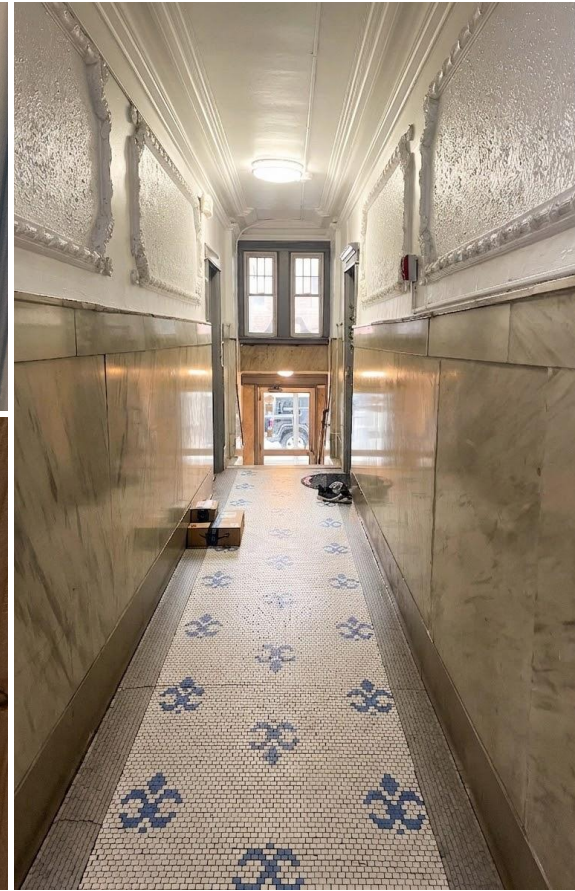
Proposed Debt Financing

Interest Only Calculation	No
Inputs	
LTV	75%
Min DCR	1.25
Interest Rate	5.85%
Term	5 Years
Amortization	30 Years
Max LTV (based on DCR)	64%
Loan Sizing	
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
Additional Equity	
Closing Costs (1.50%)	\$96,000
CapEx / Renovation Budget	\$163,200

Rent Roll Analysis

Unit Type	# of Units	Avg SF	Actual		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	\$45	152%
Total / Averages	34	809	\$1,486	\$22	\$2,663	Total Upside	79%

7509 Park Ave Interiors



101 76th St Interiors



7509 Park Ave Utilities



101 76th St Utilities



APOLLO BOV TEMPLATE SECTION

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Use the export to PDF feature and make sure that you've created a Box folder for that proposal in Atlas

[David Ferber Pre-Market Brochure](#)