

3300 Palisade Ave & 210-214 33rd St Union City, NJ 07087

7 Units | Parking Lot | 6.75% Cap Rate | Mixed-Use | Prime Location

Mixed-Use
Investment Opportunity

Offering Memorandum



Exclusively Listed By



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MATTHEWS™

Manhattan

±6 Miles





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Property Overview

3300 Palisade Ave &
210-214 33rd St
Union City, NJ 07087



3 Commercial Units

4 Apartments

House/Apartment

Ice Cream Shop

Maid in Hoboken
& 1 Apartment

2 Apartments

Barbershop

9 Car Parking

Manhattan

Transportation Map

10-Minute Bus Ride

3300 Palisade Ave

3-Minute Walk



30th St at Palisade Ave
Bus Stop



**3300 Palisade Ave &
210-214 33rd St**
Union City, NJ 07087

7
Units

9 Parking
Spaces

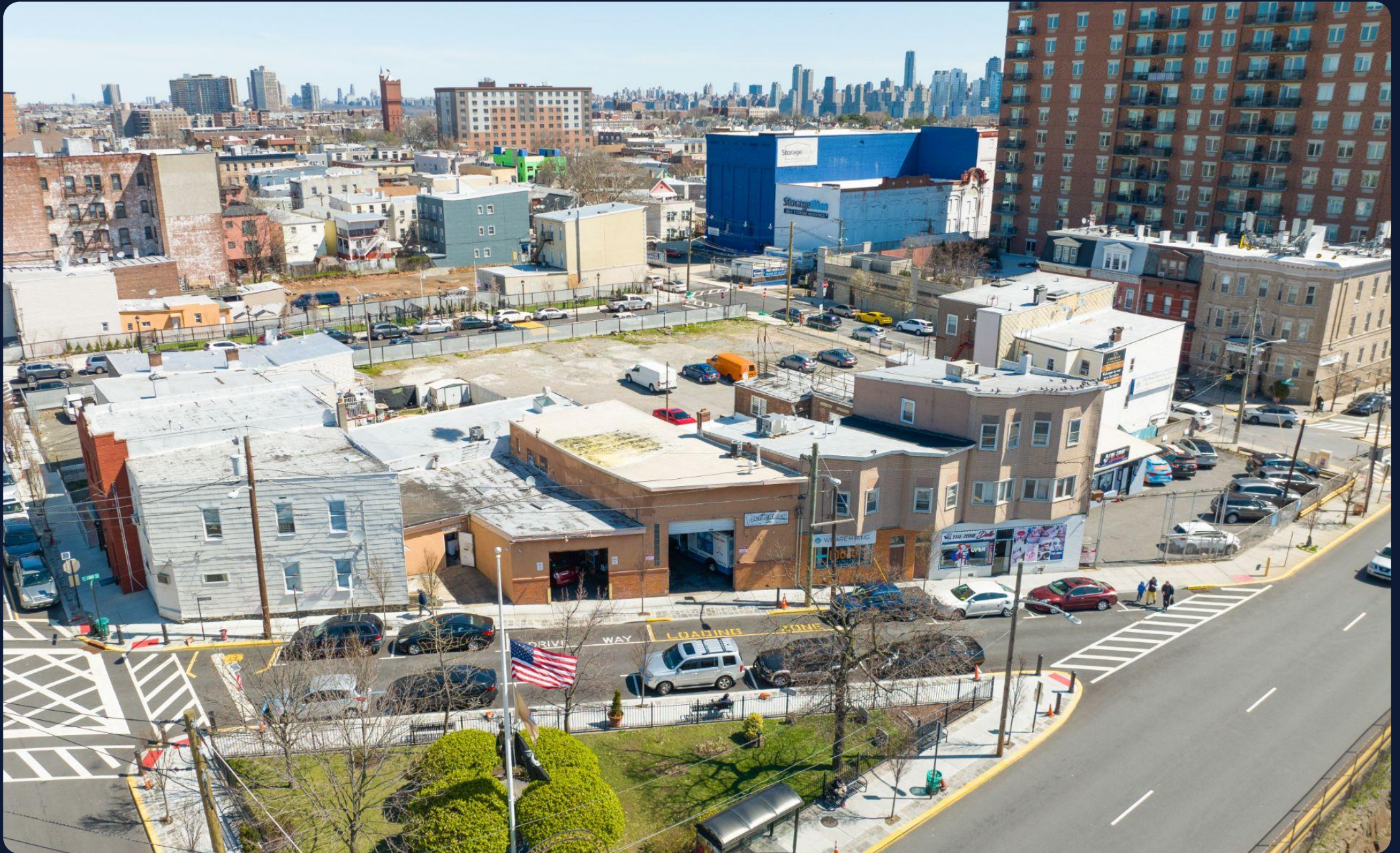
6.75%
Cap Rate

Under 15 Minutes
To Manhattan



Financial Overview

3300 Palisade Ave &
210-214 33rd St
Union City, NJ 07087



Executive Summary

\$1,983,000

Offering Price

\$181,920

Gross Income

\$133,876

Net Operating Income

6.75%

Cap Rate

Executive Summary

Property Address	3300 Palisade Ave Union City, NJ 07087
Rentable SF	±11,550 SF
Block / Lot	200/1, 200/17, 200/20
Number Of Units	7
Property Taxes	\$30,480

Proposed Debt Financing

Interest Only Calculation	No
Inputs	
LTV	75%
Min DCR	1.25
Interest Rate	5.50%
Term	5 Years
Amortization	30 Years
Max LTV (based on DCR)	75%
Loan Sizing	
Capitalized Value	\$1,983,000
Loan at 75% MAX LTV	\$1,983,000
Loan at MIN DCR	\$1,571,896
Max Loan Amount	\$1,487,250
Annual Debt Service	\$101,333
Interest Only Debt Service	\$81,799
Additional Equity	
Closing Costs (1.25%)	\$24,788
CapEx / Renovation Budget	\$73,500

Rent Roll Analysis

Unit Type	# of Units	Avg SF	Actual	
			Avg Rent	Avg \$/PSF
1 Bed/1 Bath	1	650	\$1,032	\$19
2 Bed/1 Bath	1	800	\$1,210	\$18
3 Bed/1 Bath	1	1,100	\$1,210	\$13
3 Bed/1.5 Bath	1	1,600	\$1,408	\$11
Commercial	3	2,467	\$3,328	\$16
Total / Averages	7	1,650	\$2,121	\$16

Summary of Terms

Interest Offered

Matthews™ has been selected to exclusively market for sale 3300 Palisade Ave & 210-214 33rd St, mixed-use buildings in Union City, NJ.

Terms Of Sale

3300 Palisade Ave & 210-214 33rd S are being offered free and clear of debt at a purchase price of \$1,983,000.

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™ has been selected to exclusively market for sale the mixed-use properties located at 3300 Palisade Ave and 210–214 33rd St in Union City, NJ. The offering consists of seven total units and a nine-space parking lot. The asset features three retail tenants with long-term leases in place, along with three apartments and one single-family house. The property is currently operating at a 6.75% cap rate and has demonstrated strong historical performance, maintaining 100% occupancy and 100% rent collections. Tenants are responsible for heat, hot water, cooking gas, and electricity, providing an attractive, low-expense investment opportunity.

The property is strategically located approximately a 3-minute walk to the 30th St at Palisade Ave bus stop, which provides a 10-minute train ride directly to Midtown Manhattan. Making the property 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.

Union City continues to benefit from strong renter demand driven by its immediate proximity to Manhattan, dense urban character, and highly accessible transportation network. As one of the most transit-oriented municipalities in Hudson County, Union City offers residents a more affordable alternative to Manhattan while maintaining quick access to Midtown and key employment centers. The area's consistent population density, limited new supply, and walkable neighborhood amenities support long-term rental stability, positioning Union City as a resilient and desirable multifamily investment market.

Investment Highlights

Value-Add Opportunity

- 7 Units
- 6.75% Cap Rate
- 100% Occupancy & Collections

Building Highlights

- 3 Commercial Units
- 4 Residential Units
- 9 Car Parking Lot
- 10 foot wide easement agreement with the Port Authority
- Tenants pay for heat, hot water, cooking gas, & electric
- Landlord pays for water/sewer & common area electric

Prime Location

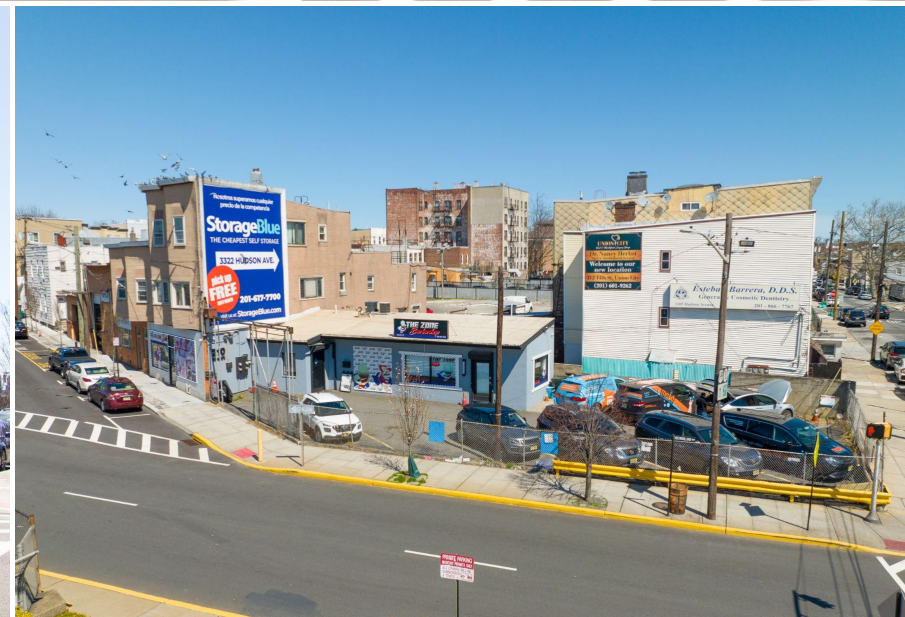
- 10-15 minutes to NYC and minutes from Hoboken & Historic Downtown Jersey City
- Union City is the most densely populated city in the United States
- Easy access to Garden State Parkway, I-95, I-78, Route 1 & 9 and more

Convenient Transportation

- The building is approximately a 3-minute walk to the 30th St at Palisade Ave bus stop which provides a 10-minute trip into Midtown Manhattan
- The building is also a 5-minute walk to the Bergenline Avenue Station with access to NYC
- The property is located ± 1.9 miles from the Lincoln Harbor Ferry Station which offers a direct route to the city



Exterior Photos



Interior Photos



Utility Photos



Financial Overview

3300 Palisade Ave &
210-214 33rd St
Union City, NJ 07087



Rent Roll

Commercial Unit	Tenant Name	Type	SF (approx)	Actual	\$/PSF
1	Ice Cream Shop	Retail	3,000	\$3,300	\$13
2	Zone Barbershop	Retail	2,200	\$3,090	\$17
3	Maid in Hoboken	Retail	2,200	\$3,595	\$20
Commercial Units	3		7,400	\$9,985	\$15

Residential Unit	Lease Status	Bedrooms	SF (approx)	Actual	\$/PSF
3300 Palisade (1)	Controlled	3 Bed/1.5 Bath	1,600	\$1,525	\$11
210 33rd St, 3rd floor	Controlled	2 Bed/1 Bath	800	\$1,210	\$18
210 33rd St, 2nd floor	Controlled	3 Bed/1 Bath	1,100	\$1,408	\$15
212 33rd St, 3rd floor	Controlled	1 Bed/1 Bath	650	\$1,032	\$19
Residential Units	4		4,150	\$5,175	\$16
Total	7		11,550		

Annual Commercial Income	\$119,820
Annual Residential Income	\$62,100
Gross Income	\$181,920

Rent Roll Analysis

Unit Type	# of Units	Avg SF	Actual	
			Avg Rent	Avg \$/PSF
1 Bed/1 Bath	1	650	\$1,032	\$19
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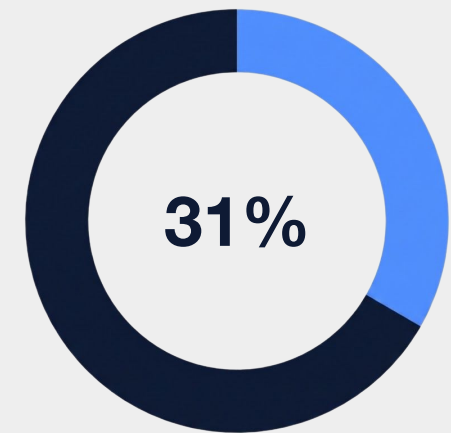
Income & Expenses

Income	Actual	%EGI
Annual Residential Income	\$62,100	
Annual Commercial Income	\$119,820	
Less Vacancy & Credit Loss	-\$1,863	3%
Less Vacancy & Credit Loss (Retail)	-\$7,189	6.0%
Billboard Income	\$19,800	
Parking & Storage Income	\$1,800	
Effective Gross Income	\$194,468	

Expenses	%EGI	Per Unit
Property Taxes	16%	\$4,354
Insurance	5%	\$1,429
Water & Sewer	4%	\$1,037
PSEG	0%	\$49
Alarm	1%	\$150
Repairs & Maintenance (1)	1%	\$343
Pest Control	0%	\$75
Super (2)	1%	\$286
Management Fee	3%	\$833
Legal & Accounting	0%	\$100
Total Expenses	31%	
Net Operating Income		\$133,876

(1,2) - Only for 4 apartments

Expense Ratio



Taxes Per Foot

\$2.64

Taxes Per Unit

\$4,354

Valuation Summary

\$1,983,000

Sales Price

6.75%

Cap Rate (Actual)

\$283,286

Price Per Unit

\$594,038

Investor Capital

5.48%

Cash-on-Cash

12.41%

IRR

Cap Rate Value

	\$133,876 (Actual)
6.75%	\$1,983,000

GRM Value

	\$181,920 (Actual)
14	\$2,547,000

\$/PSF Value

\$167	\$172	\$177
\$1,924,000	\$1,983,000	\$2,042,000

Proposed Debt Financing

Interest Only Calculation	No
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Inputs

LTV	75%
Min DCR	1.25
Interest Rate	5.50%
Term	5 Years
Amortization	30 Years
Max LTV (based on DCR)	75%

Loan Sizing

Capitalized Value	\$1,983,000
Loan at 75% MAX LTV	\$1,983,000
Loan at MIN DCR	\$1,571,896
Max Loan Amount	\$1,487,250
Annual Debt Service	\$101,333
Interest Only Debt Service	\$81,799

Additional Equity

Closing Costs (1.25%)	\$24,788
CapEx / Renovation Budget	\$73,500

Cash Flow Assumptions

Purchase		
Purchase Price		\$1,983,000
Earnest Money Deposit	5%	\$99,150
Down Payment	25%	\$495,750
Mortgage		\$1,487,250
Interest Rate		5.50%
Amortization		30 years
Closing Costs	1.25%	\$24,788
CapEx Raise (2 years)		\$73,500
Total Investor Capital		\$594,038
Income & Expenses		
Gross Potential Income		\$181,920
- Vacancy & Credit Loss	5.0%	-\$9,052
+ Other Income		\$21,600
= Effective Gross Income		\$194,468
- Expenses (Actual)		\$60,592
= Net Operating Income		\$133,876
Cash Flow		
	IO Period	
Annual Debt Service		\$101,333
IO Annual Debt Service	No	\$81,799
Cash Flow After Debt Service		\$32,542
Growth Factor - Apartments		
Rent Growth Factor		3.00%
Expense Growth Factor		2.50%

Cash-Out Refinance		
		5
Net Operating Income		\$129,990
Debt Coverage Ratio		1.25
Max Annual Debt Service		\$103,992
Interest Rate		5.25%
Amortization		30
Loan Amount		\$1,569,345
- Closing Costs	1%	\$15,693
- Outstanding Loan Balance		\$1,400,072
= Proceeds from Refinance		\$153,579
Return of Investor Capital		\$153,579
% Return of Investor Capital		25.85%
Profit from Refinance		\$0
Capital Account Balance		\$440,458
Disposition		
		10
Net Operating Income		\$152,950
Terminal Cap Rate		5.75%
Sales Price		\$2,660,007
- Cost of Sale	5%	\$133,000
- Outstanding Loan Balance		\$1,417,389
= Proceeds from Sale		\$1,109,618
Return of Investor Capital		\$440,458
Profit from Sale		\$669,160
Capital Account Balance		\$0
Annual Improvements / Renovation Budget		
Estimated annual unit turnover		1.
Estimated unit renovation cost		\$35,000
Common area upgrades		\$0
Mechanical upgrades		\$0
Estimated Annual Cap/Ex Budget		\$36,750

Cash Flow Analysis

	Year 1	Year 2	Year 3	Year 4	Refinance Year 5	Year 6	Year 7	Year 8	Year 9	Sale Year 10
Income										
Gross Potential Income	\$181,920	\$187,485	\$193,221	\$199,132	\$205,224	\$211,503	\$217,973	\$224,642	\$231,514	\$238,597
Vacancy & Credit Loss	-\$9,052	-\$9,324	-\$9,603	-\$9,892	-\$10,188	-\$10,494	-\$10,809	-\$11,133	-\$11,467	-\$11,811
Other Income	\$21,600	\$1,836	\$1,836	\$1,836	\$1,836	\$1,836	\$1,836	\$1,836	\$1,836	\$1,836
Effective Gross Income	\$194,468	\$179,998	\$185,454	\$191,077	\$196,872	\$202,845	\$209,000	\$215,344	\$221,883	\$228,622
Expenses (Actual)										
Property Taxes	\$30,480	\$31,242	\$32,023	\$32,824	\$33,644	\$34,485	\$35,347	\$36,231	\$37,137	\$38,065
Insurance	\$10,000	\$10,250	\$10,506	\$10,769	\$11,038	\$11,314	\$11,597	\$11,887	\$12,184	\$12,489
Water & Sewer	\$7,260	\$7,442	\$7,628	\$7,818	\$8,014	\$8,214	\$8,419	\$8,630	\$8,846	\$9,067
PSEG	\$343	\$352	\$360	\$369	\$379	\$388	\$398	\$408	\$418	\$428
Alarm	\$1,050	\$1,076	\$1,103	\$1,131	\$1,159	\$1,188	\$1,218	\$1,248	\$1,279	\$1,311
Repairs & Maintenance (1)	\$2,400	\$2,460	\$2,522	\$2,585	\$2,649	\$2,715	\$2,783	\$2,853	\$2,924	\$2,997
Pest Control	\$525	\$538	\$552	\$565	\$580	\$594	\$609	\$624	\$640	\$656
Super (2)	\$2,000	\$2,050	\$2,101	\$2,154	\$2,208	\$2,263	\$2,319	\$2,377	\$2,437	\$2,498
Management Fee	\$5,834	\$5,980	\$6,129	\$6,283	\$6,440	\$6,601	\$6,766	\$6,935	\$7,108	\$7,286
Legal & Accounting	\$700	\$718	\$735	\$754	\$773	\$792	\$812	\$832	\$853	\$874
Total Expenses	\$60,592	\$62,107	\$63,660	\$65,251	\$66,882	\$68,554	\$70,268	\$72,025	\$73,826	\$75,671
Net Operating Income (NOI)	\$133,876	\$117,891	\$121,794	\$125,826	\$129,990	\$134,290	\$138,732	\$143,320	\$148,057	\$152,950
Debt Service	\$101,333	\$101,333	\$101,333	\$101,333	\$101,333	\$103,992	\$103,992	\$103,992	\$103,992	\$103,992
Cash Flow After Debt Service	\$32,542	\$16,558	\$20,461	\$24,492	\$28,656	\$30,299	\$34,740	\$39,328	\$44,066	\$48,959
Distributions										
Investor Proceeds from Refi or Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$669,160
Total Investor Cash Flow	\$32,542	\$16,558	\$20,461	\$24,492	\$28,656	\$30,299	\$34,740	\$39,328	\$44,066	\$718,118
Capital Account Balance (end of year)	\$594,038	\$594,038	\$594,038	\$594,038	\$440,458	\$440,458	\$440,458	\$440,458	\$440,458	\$0
Investor Cash-on-Cash Return	5.5%	2.8%	3.4%	4.1%	6.5%	6.9%	7.9%	8.9%	10.0%	Infinity

10 Year IRR

Investor Cash Flow and Return

Year	Investor Capital	Cash Flow Distribution	Return of Investor Capital	Proceeds From Refi or Sale	Total
0	-\$594,038				-\$594,038
1		\$32,542			\$32,542
2		\$16,558			\$16,558
3		\$20,461			\$20,461
4		\$24,492			\$24,492
5		\$28,656	\$153,579		\$182,236
6		\$30,299			\$30,299
7		\$34,740			\$34,740
8		\$39,328			\$39,328
9		\$44,066			\$44,066
10		\$48,959	\$440,458	\$669,160	\$1,158,577
Total	-\$594,038	\$320,101	\$594,038	\$669,160	\$989,260
Investor IRR					12.41%
Investor ROI					167%

Market Overview

3300 Palisade Ave &
210-214 33rd St
Union City, NJ 07087



Union City, NJ

123,132
of Households

28.8%
Homeownership Rate

71.2%
Renter Occupied

\$94,813
Median HH Income

289,700
Total Population



Neighborhood Overview

Union City, New Jersey has continued to strengthen as a densely populated and transit-oriented community within Hudson County, supported by its proximity to Manhattan and neighboring employment centers throughout Jersey City and Hoboken. The area surrounding 3300 Palisade Avenue & 210–214 33rd Street benefits from convenient access to NJ Transit bus service, nearby PATH connections, and major regional roadways including Route 495 and the Lincoln Tunnel corridor, making it attractive to commuters seeking accessibility and comparatively affordable housing options.

Commercial corridors throughout the neighborhood are supported by a mix of local retailers, restaurants, and neighborhood services that contribute to consistent pedestrian activity and daily convenience. Ongoing multifamily investment and redevelopment activity across Union City reflect continued demand for well-located housing within Hudson County. With strong transit connectivity, urban density, and proximity to major employment hubs, the area remains a competitive residential submarket within the greater New York metropolitan region.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	89,249	725,287	2,057,139
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	35,560	354,035	1,009,745
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$132,426	\$221,771	\$220,478

Economic Drivers

Jersey City combines income growth with strategic location as a commuter and economic hub.

Immediate access to major highways, proximity to Manhattan, and port/transportation infrastructure amplify Jersey City's growth potential.

Economic Drivers

Jersey City leverages its closeness to New York City, strong transportation infrastructure (including ports, highways, and public transit), and a growing base of professional, finance, and tech employment. Institutions like New Jersey City University, Saint Peter's University, and Hudson County Community College contribute to a skilled labor pool. Additionally, expanding residential and mixed-use development continues to draw investment.

Primary Industries

- Finance, insurance, real estate, and corporate services
- Professional, scientific, tech services
- Retail and accommodation / food services
- Transportation / logistics (ports, highways)

Top Employers

- Major hospital and healthcare systems
- Universities (NJCU, Saint Peter's, Hudson Community College)
- Financial institutions and corporate offices
- Transportation & logistics firms

Recent Developments

- Ongoing improvements to highway and exit ramp connections (Routes 440 / 185) that serve Greenville.
- Residential redevelopment in formerly industrial zones.
- Transit improvements to support commuter access into NYC.

\$2.30T+

Regional Gross
Domestic Product

±6 Miles

Distance to Midtown Manhattan



Manhattan

Transportation Map

2.8 Miles

Hoboken

3.5 Miles

Midtown Manhattan

4.1 Miles

Downtown Jersey City

11.8 Miles

Newark Liberty Airport

3300 Palisade Ave

10-Minute Bus Ride

3-Minute Walk



30th St at Palisade Ave
Bus Stop





3300 Palisade Ave



30th St at Palisade Ave
Bus Stop

10 Minute Bus Ride

Midtown
Manhattan



3300 Palisade Ave
Union City, NJ



3 Min.

Walk to the
30th St at
Palisade Ave Bus Stop



10 Min.

Average Bus
Ride to
Manhattan

New York

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Exclusively Listed By



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3300 Palisade Ave & 210-214 33rd St Union City, NJ 07087** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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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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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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