

3300 Palisade Ave, 210-214 33rd St, & 3301 Hudson Ave Union City, NJ 07087

7 Units | Parking Lot | 6.89% Cap Rate | Mixed-Use | Prime Location

Mixed-Use
Investment Opportunity

Offering Memorandum



Corner House Delivered Vacant

MATTHEWS™

Exclusively Listed By



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MATTHEWS™

Manhattan

±4.1 Miles





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Property Overview

3300 Palisade Ave,
210-214 33rd St,
& 3301 Hudson Ave
Union City, NJ 07087



3 Commercial Units

4 Apartments

House

Ice Cream Shop

Maid in Hoboken
& 1 Apartment

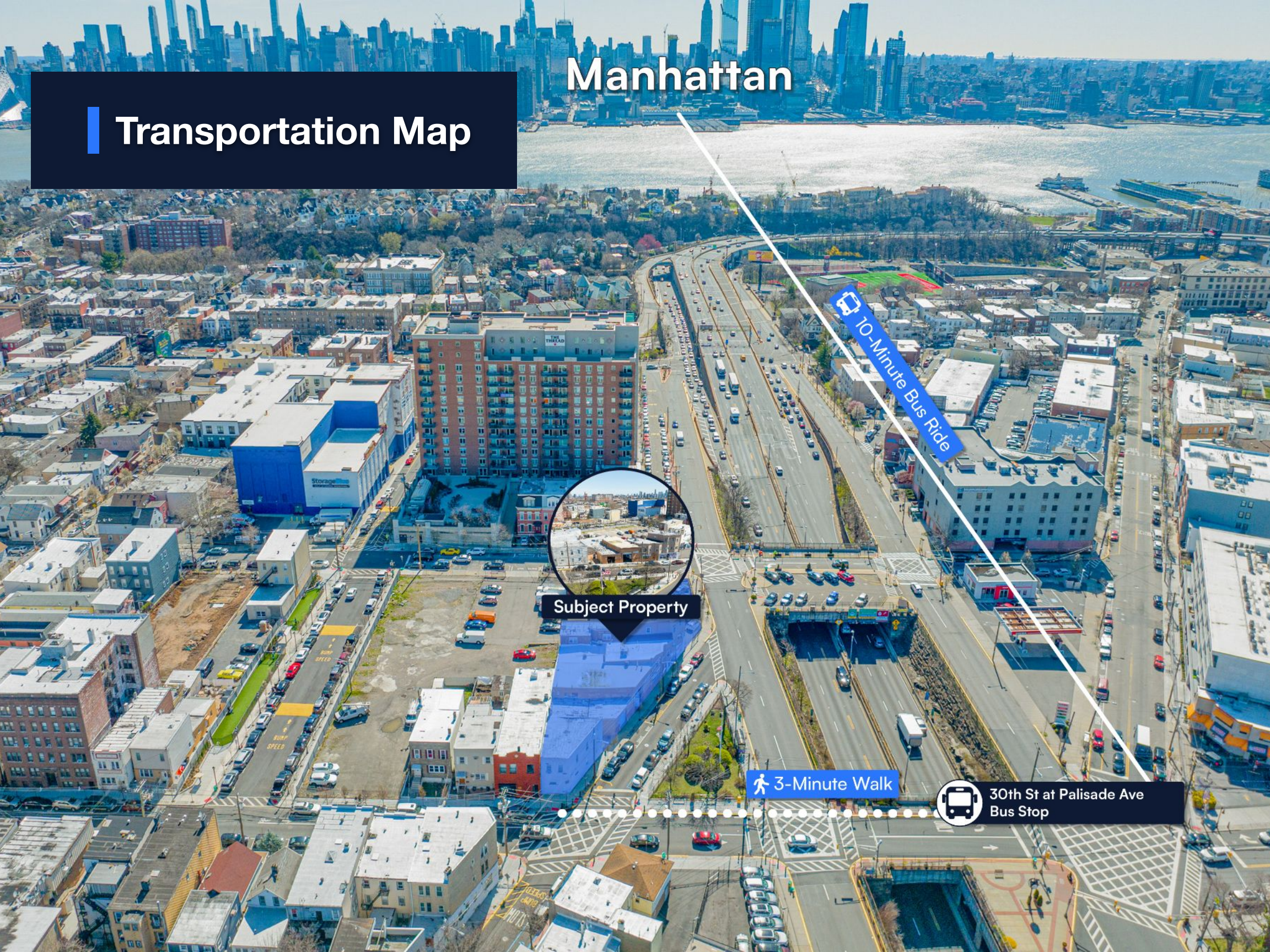
2 Apartments

Barbershop

9 Car Parking

Manhattan

Transportation Map



10-Minute Bus Ride



Subject Property

3-Minute Walk



30th St at Palisade Ave
Bus Stop

**3300 Palisade Ave,
210-214 33rd St, &
3301 Hudson Ave**
Union City, NJ 07087

7
Units

9 Parking
Spaces

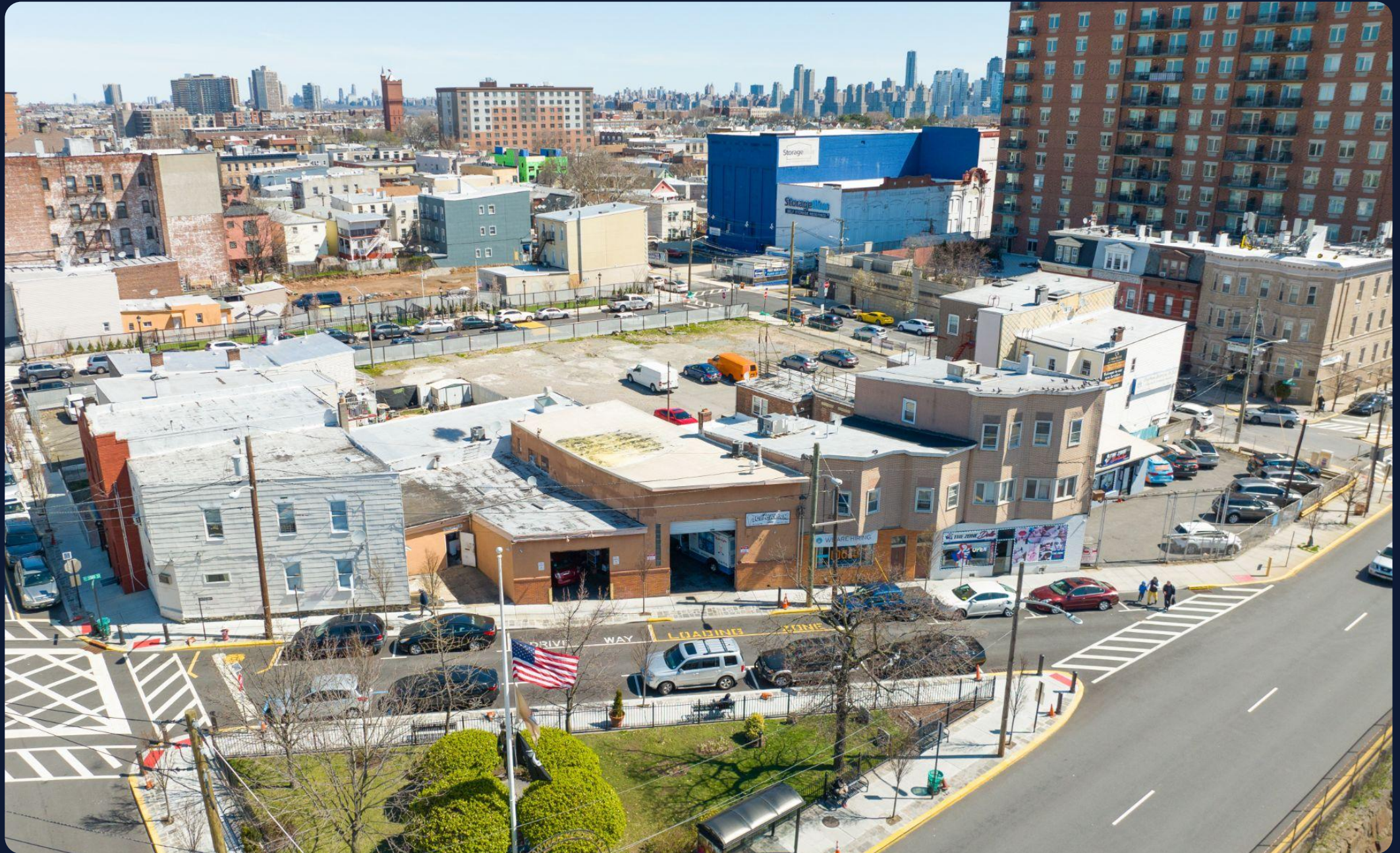
6.89%
Cap Rate

Under 15 Minutes
To Manhattan



Financial Overview

3300 Palisade Ave,
210-214 33rd St,
& 3301 Hudson Ave
Union City, NJ 07087



Executive Summary

\$1,995,000
Offering Price

\$198,251
Effective Gross Income

\$137,545
Net Operating Income

6.89%
Cap Rate

Executive Summary

Property Address	3300 Palisade Ave, 210-214 33rd St, & 3301 Hudson 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	6.15%
Term	5 Years
Amortization	30 Years
Max LTV (based on DCR)	75%
Loan Sizing	
Capitalized Value	\$1,995,000
Loan at 75% MAX LTV	\$1,995,000
Loan at MIN DCR	\$1,505,132
Max Loan Amount	\$1,496,250
Annual Debt Service	\$109,387
Interest Only Debt Service	\$92,019
Additional Equity	
Closing Costs (1.25%)	\$24,938
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	\$1,408	\$15
3 Bed/1.5 Bath	1	1,600	\$1,850	\$14
Commercial	3	2,467	\$3,328	\$16
Total / Averages	7	1,650	\$2,212	\$16

Summary of Terms

Interest Offered

Matthews™ has been selected to exclusively market for sale 3300 Palisade Ave, 210-214 33rd St, & 3301 Hudson Ave mixed-use buildings in Union City, NJ.

Terms Of Sale

3300 Palisade Ave, 210-214 33rd St, & 3301 Hudson Ave are being offered free and clear of debt at a purchase price of \$1,995,000.

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, 210–214 33rd St, & 3301 Hudson Ave 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 single-family house at 3300 Palisade will be delivered vacant. The property is currently operating at a 6.89% cap rate and has demonstrated strong historical performance, with 100% rent collections. Since 2020, the property has benefited from over \$100,000 in capital expenditures, reflecting a well-maintained and carefully managed asset. 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
- 6.89% Cap Rate
- House at 3300 Palisade will be Delivered Vacant
- 100% Collections

Building Highlights

- 3 Commercial Units
- 4 Residential Units
- 9 Car Parking Lot
- Over \$100K in CapEx since 2020
- A portion of the parking lot is under an ingress/egress easement with the Port Authority
- Tenants pay for heat, hot water, cooking gas, & electric
- Landlord pays for water/sewer & common area electric

Prime Location

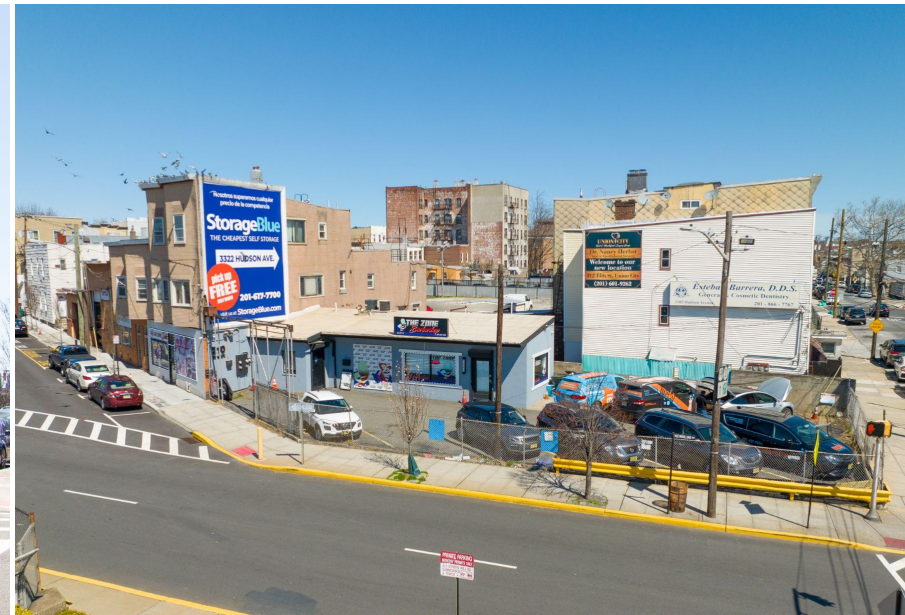
- 10-15 minutes to NYC and minutes from Hoboken & Historic Downtown Jersey City
- Union City is the most densely populated city in the United States
- Easy access to Garden State Parkway, I-95, I-78, Route 1 & 9 and more

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,
& 3301 Hudson Ave
Union City, NJ 07087



Rent Roll

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

Residential Unit	Bedrooms	SF (approx)	Actual	\$/PSF
3300 Palisade (1)	3 Bed/1.5 Bath	1,600	\$1,850	\$14
210 33rd St, 3rd floor	2 Bed/1 Bath	800	\$1,210	\$18
210 33rd St, 2nd floor	3 Bed/1 Bath	1,100	\$1,408	\$15
212 33rd St, 3rd floor	1 Bed/1 Bath	650	\$1,032	\$19
Residential Units	4	4,150	\$5,500	\$17
Total	7	11,550		

Annual Commercial Income	\$119,820
Annual Residential Income	\$66,000
Gross Income	\$185,820

(1) Free Market

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	\$1,408	\$15
3 Bed/1.5 Bath	1	1,600	\$1,850	\$14
Commercial	3	2,467	\$3,328	\$16
Total / Averages	7	1,650	\$2,212	\$16

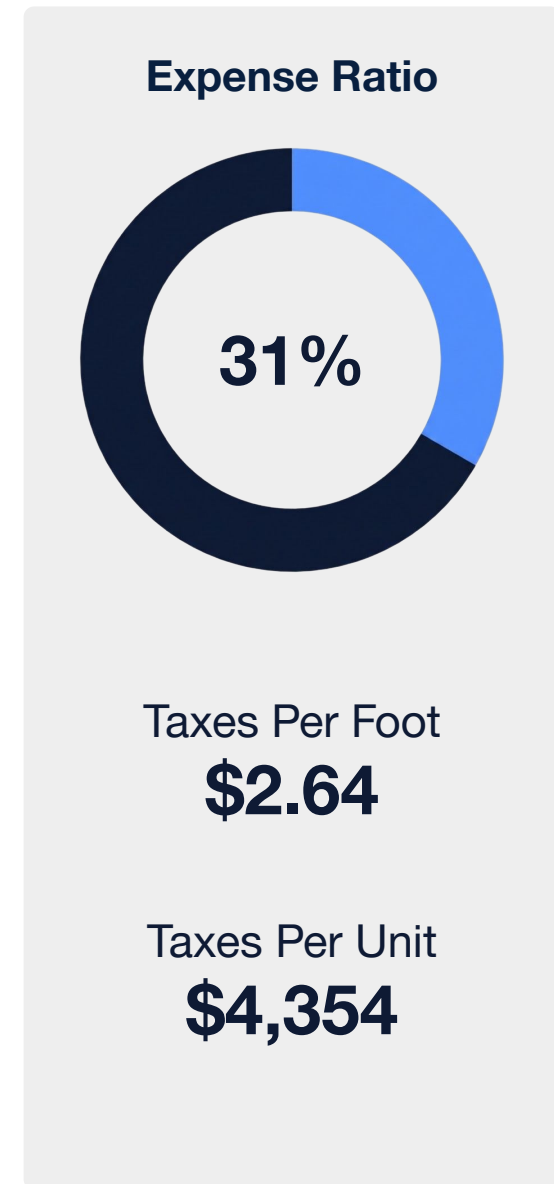


Income & Expenses

Income	Actual	%EGI	
Annual Residential Income	\$66,000		
Annual Commercial Income	\$119,820		
Less Vacancy & Credit Loss	-\$1,980	3%	
Less Vacancy & Credit Loss (Retail)	-\$7,189	6.0%	
Billboard Income	\$19,800		
Parking & Storage Income	\$1,800		
Effective Gross Income	\$198,251		

Expenses		%EGI	Per Unit
Property Taxes	\$30,480	15%	\$4,354
Insurance	\$10,000	5%	\$1,429
Water & Sewer	\$7,260	4%	\$1,037
PSEG	\$343	0%	\$49
Alarm	\$1,050	1%	\$150
Repairs & Maintenance (1)	\$2,400	1%	\$343
Pest Control	\$525	0%	\$75
Super (2)	\$2,000	1%	\$286
Management Fee	\$5,948	3%	\$850
Legal & Accounting	\$700	0%	\$100
Total Expenses	\$60,706	31%	
Net Operating Income	\$137,545		

(1,2) - Only for 4 apartments



Valuation Summary

\$1,995,000

Sales Price

6.89%

Cap Rate (Actual)

\$285,000

Price Per Unit

\$597,188

Investor Capital

4.72%

Cash-on-Cash

12.70%

IRR

Cap Rate Value

	\$137,545 (Actual)
6.89%	\$1,995,000

GRM Value

	\$185,820 (Actual)
14	\$2,601,000

\$/PSF Value

\$168	\$173	\$178
\$1,935,000	\$1,995,000	\$2,055,000

Proposed Debt Financing

Interest Only Calculation	No
Inputs	
LTV	75%
Min DCR	1.25
Interest Rate	6.15%
Term	5 Years
Amortization	30 Years
Max LTV (based on DCR)	75%
Loan Sizing	
Capitalized Value	\$1,995,000
Loan at 75% MAX LTV	\$1,995,000
Loan at MIN DCR	\$1,505,132
Max Loan Amount	\$1,496,250
Annual Debt Service	\$109,387
Interest Only Debt Service	\$92,019
Additional Equity	
Closing Costs (1.25%)	\$24,938
CapEx / Renovation Budget	\$73,500

Cash Flow Assumptions

Purchase		
Purchase Price		\$1,995,000
Earnest Money Deposit	5%	\$99,750
Down Payment	25%	\$498,750
Mortgage		\$1,496,250
Interest Rate		6.15%
Amortization		30 years
Closing Costs	1.25%	\$24,938
CapEx Raise (2 years)		\$73,500
Total Investor Capital		\$597,188
Income & Expenses		
Gross Potential Income		\$185,820
- Vacancy & Credit Loss	4.9%	-\$9,169
+ Other Income		\$21,600
= Effective Gross Income		\$198,251
- Expenses (Actual)		\$60,706
= Net Operating Income		\$137,545
Cash Flow		
	IO Period	
Annual Debt Service		\$109,387
IO Annual Debt Service	No	\$92,019
Cash Flow After Debt Service		\$28,158
Growth Factor - Apartments		
Rent Growth Factor		3.00%
Expense Growth Factor		2.50%

Cash-Out Refinance		
		5
Net Operating Income		\$134,122
Debt Coverage Ratio		1.25
Max Annual Debt Service		\$107,298
Interest Rate		5.25%
Amortization		30
Loan Amount		\$1,619,236
- Closing Costs	1%	\$16,192
- Outstanding Loan Balance		\$1,417,716
= Proceeds from Refinance		\$185,328
Return of Investor Capital		\$185,328
% Return of Investor Capital		31.03%
Profit from Refinance		\$0
Capital Account Balance		\$411,859
Disposition		
		10
Net Operating Income		\$157,745
Terminal Cap Rate		5.75%
Sales Price		\$2,743,384
- Cost of Sale	5%	\$137,169
- Outstanding Loan Balance		\$1,462,449
= Proceeds from Sale		\$1,143,766
Return of Investor Capital		\$411,859
Profit from Sale		\$731,906
Capital Account Balance		\$0
Annual Improvements / Renovation Budget		
Estimated annual unit turnover		1.1
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	\$185,820	\$191,502	\$197,359	\$203,394	\$209,614	\$216,024	\$222,630	\$229,438	\$236,454	\$243,685
Vacancy & Credit Loss	-\$9,169	-\$9,444	-\$9,728	-\$10,019	-\$10,320	-\$10,630	-\$10,949	-\$11,277	-\$11,615	-\$11,964
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	\$198,251	\$183,894	\$189,467	\$195,211	\$201,130	\$207,230	\$213,517	\$219,997	\$226,675	\$233,557
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	\$5,948	\$6,096	\$6,249	\$6,405	\$6,565	\$6,729	\$6,897	\$7,070	\$7,246	\$7,428
Legal & Accounting	\$700	\$718	\$735	\$754	\$773	\$792	\$812	\$832	\$853	\$874
Total Expenses	\$60,706	\$62,223	\$63,779	\$65,373	\$67,008	\$68,683	\$70,400	\$72,160	\$73,964	\$75,813
Net Operating Income (NOI)	\$137,545	\$121,671	\$125,688	\$129,837	\$134,122	\$138,548	\$143,118	\$147,837	\$152,711	\$157,745
Debt Service	\$109,387	\$109,387	\$109,387	\$109,387	\$109,387	\$107,298	\$107,298	\$107,298	\$107,298	\$107,298
Cash Flow After Debt Service	\$28,158	\$12,284	\$16,301	\$20,450	\$24,735	\$31,250	\$35,820	\$40,539	\$45,413	\$50,447
Distributions										
Investor Proceeds from Refi or Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$731,906
Total Investor Cash Flow	\$28,158	\$12,284	\$16,301	\$20,450	\$24,735	\$31,250	\$35,820	\$40,539	\$45,413	\$782,353
Capital Account Balance (end of year)	\$597,188	\$597,188	\$597,188	\$597,188	\$411,859	\$411,859	\$411,859	\$411,859	\$411,859	\$0
Investor Cash-on-Cash Return	4.7%	2.1%	2.7%	3.4%	6.0%	7.6%	8.7%	9.8%	11.0%	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				-\$597,188
1		\$28,158			\$28,158
2		\$12,284			\$12,284
3		\$16,301			\$16,301
4		\$20,450			\$20,450
5		\$24,735	\$185,328		\$210,063
6		\$31,250			\$31,250
7		\$35,820			\$35,820
8		\$40,539			\$40,539
9		\$45,413			\$45,413
10		\$50,447	\$411,859	\$731,906	\$1,194,212
Total	-\$594,038	\$305,399	\$597,188	\$731,906	\$1,037,305
Investor IRR					12.70%
Investor ROI					174%

Market Overview

3300 Palisade Ave,
210-214 33rd St,
& 3301 Hudson Ave
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

Subject Property

10-Minute Bus Ride

3-Minute Walk



30th St at Palisade Ave
Bus Stop



Subject Property



**30th St at Palisade Ave
Bus Stop**

10 Minute Bus Ride

**Midtown
Manhattan**



**3300 Palisade Ave
210-214 33rd St
3301 Hudson 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, & 3301 Hudson Ave 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.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
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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Owner and Matthews Real Estate Investment Services™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.