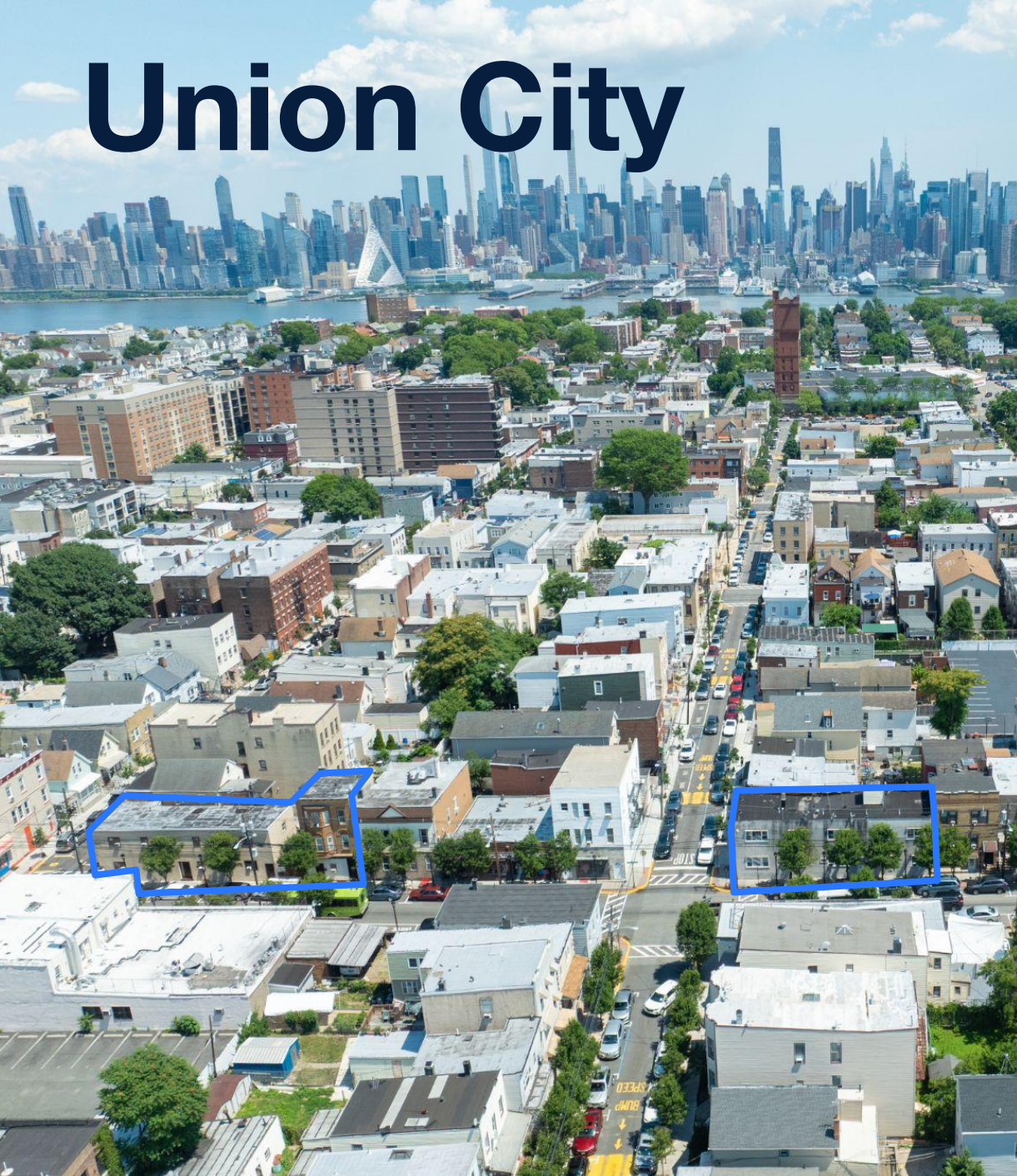


Union City



Value-Add Opportunity

- 13 Units
- 3 Buildings
- 7.29% Cap Rate
- \$135K Price Per Unit

Building Highlights

- Brick Buildings
- Strong unit mix of one-, two-, and three-bedrooms
- Less than 30-minute commute to Midtown Manhattan
- Separately Metered
- Tenants pay for cooking gas & electric
- Landlord pays for heat, hot water, water/sewer, & common area electric

Convenient Transportation

- The buildings are approximately a 2-minute walk to the Bergenline Ave at 41st St bus stop which provides a 25-minute bus ride directly to Midtown Manhattan.



David Ferber, CPA
Senior 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)

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

4010, 4110, & 4120 New York Ave

Union City, NJ 07087

Pre-Market Brochure

MATTHEWS™

13 Units | 3 Buildings | 7.29% Cap Rate | \$135K Price Per Unit | Union City, NJ

\$1,750,000
Offering Price

\$225,636
Gross Income

\$127,539
Net Operating Income

7.29%
Cap Rate

\$134,615
Price Per Unit

Executive Summary

Property Address	4010, 4110, & 4120 New York Ave Union City, NJ 07087
Rentable SF	±9,950 SF
Block / Lot	16 / 236, 16 / 241
Number Of Units	13
Property Taxes	\$36,101

Proposed Debt Financing

Interest Only Calculation	No
Inputs	
LTV	75%
Min DCR	1.25
Interest Rate	6.00%
Term	5 Years
Amortization	30 Years
Loan Sizing	
Capitalized Value	\$1,750,000
Loan at 75% LTV	\$1,312,500
Loan at MIN DCR	\$1,418,158
Max Loan Amount	\$1,312,500
LTV	75%
Annual Debt Service	\$94,429
Interest Only Debt Service	\$78,750
Additional Equity	
Closing Costs (1.25%)	\$21,875
CapEx / Renovation Budget	\$9,750

Rent Roll Analysis

Unit Type	# of Units	Avg SF	Actual	
			Avg Rent	Avg \$/PSF
1 Bed/1 Bath	6	650	\$1,313	\$24
2 Bed/1 Bath	3	750	\$1,677	\$27
3 Bed/1 Bath	4	950	\$1,474	\$19
Total / Averages	13	765	\$1,446	\$23

4010 New York Ave - Interiors & Utilities



Disclaimer: This information has been produced by Matthews Real Estate Investment Services™ solely for information purposes and the information contained has been obtained from public sources believed to be reliable. While we do not doubt their accuracy, we have not verified such information. No guarantee, warranty or representation, expressed or implied, is made as to the accuracy or completeness of any information contained and Matthews REIS™ shall not be liable to any reader or third party in any way. This information is not intended to be a complete description of the markets or developments to which it refers. All rights to the material are reserved and can-not be reproduced without prior written consent of Matthews Real Estate Investment Services™.

4110 New York Ave - Interiors



Disclaimer: This information has been produced by Matthews Real Estate Investment Services™ solely for information purposes and the information contained has been obtained from public sources believed to be reliable. While we do not doubt their accuracy, we have not verified such information. No guarantee, warranty or representation, expressed or implied, is made as to the accuracy or completeness of any information contained and Matthews REIS™ shall not be liable to any reader or third party in any way. This information is not intended to be a complete description of the markets or developments to which it refers. All rights to the material are reserved and can-not be reproduced without prior written consent of Matthews Real Estate Investment Services™.

4120 New York Ave - Interiors



Disclaimer: This information has been produced by Matthews Real Estate Investment Services™ solely for information purposes and the information contained has been obtained from public sources believed to be reliable. While we do not doubt their accuracy, we have not verified such information. No guarantee, warranty or representation, expressed or implied, is made as to the accuracy or completeness of any information contained and Matthews REIS™ shall not be liable to any reader or third party in any way. This information is not intended to be a complete description of the markets or developments to which it refers. All rights to the material are reserved and can-not be reproduced without prior written consent of Matthews Real Estate Investment Services™.