

Asking Price
\$2,300,000

Cap Rate
5.29%



TIP
COMMERCIAL

120 JEFFERSON ST.
HOBOKEN, NJ
8 UNIT MULTIFAMILY

KW
COMMERCIAL

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120 JEFFERSON STREET

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PROPERTY HIGHLIGHTS

Brick Building

(8) 1 Bedroom Units

Under Market Rents

Close proximity to:
1st street's retail corridor
& the Light Rail Station

Separate Heating &
Hot Water for each unit

Directly across from the Hoboken
Boys & Girls Club
&
Jerry Molloy Youth Center

\$2,300,000

ASKING PRICE

5.29%

CAP RATE

\$167,880.00

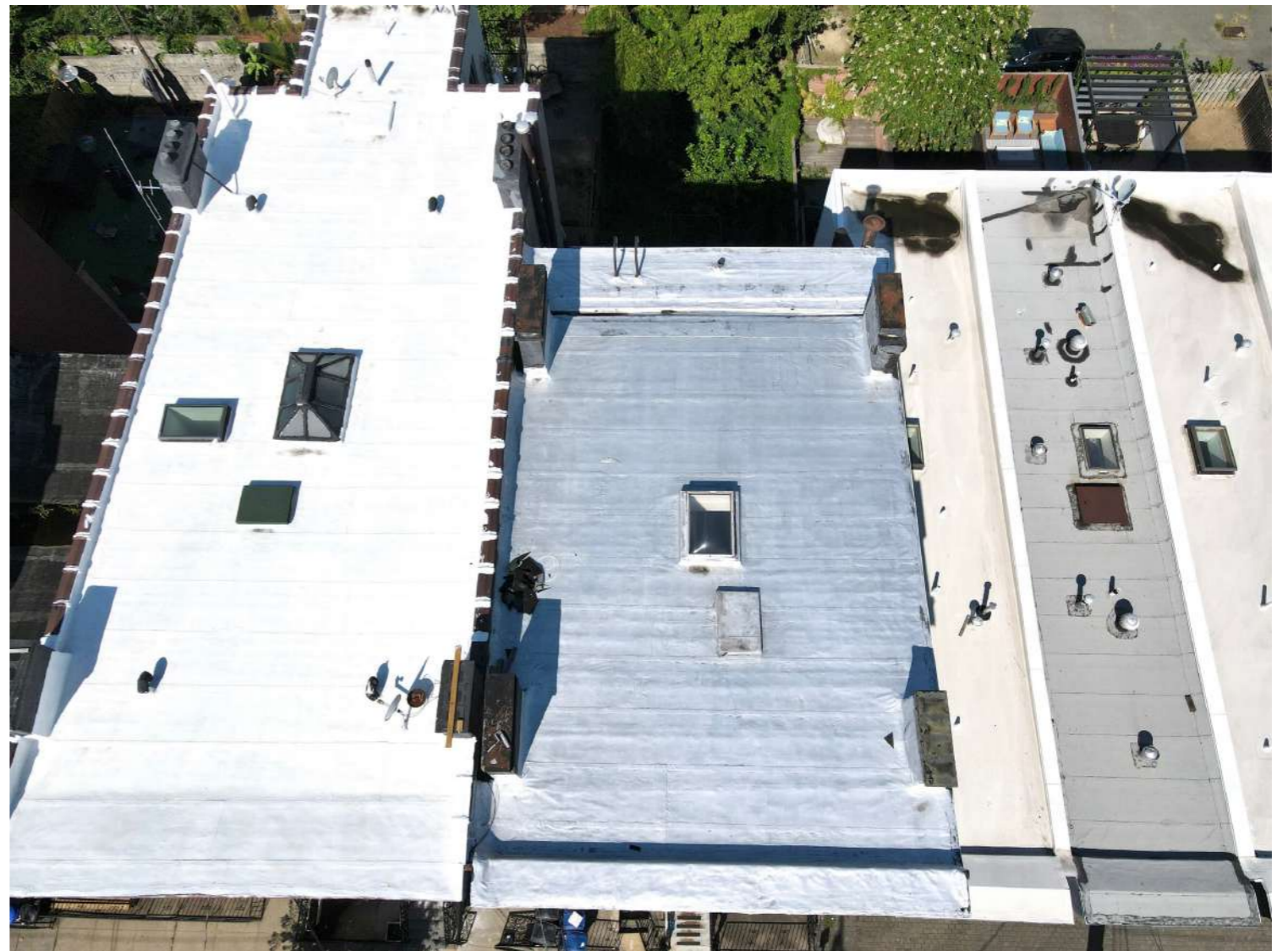
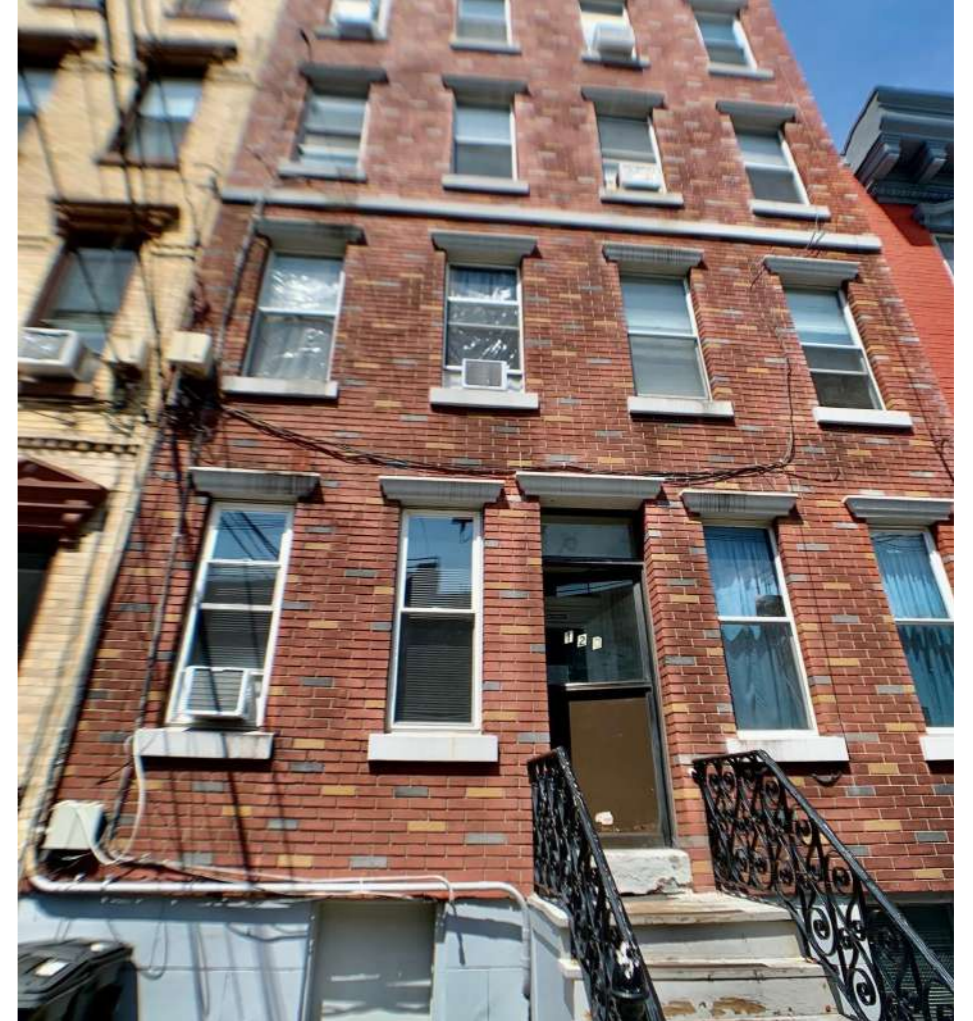
GROSS INCOME

\$121,686.80

NET INCOME

PHOTO GALLERY

EXTERIOR



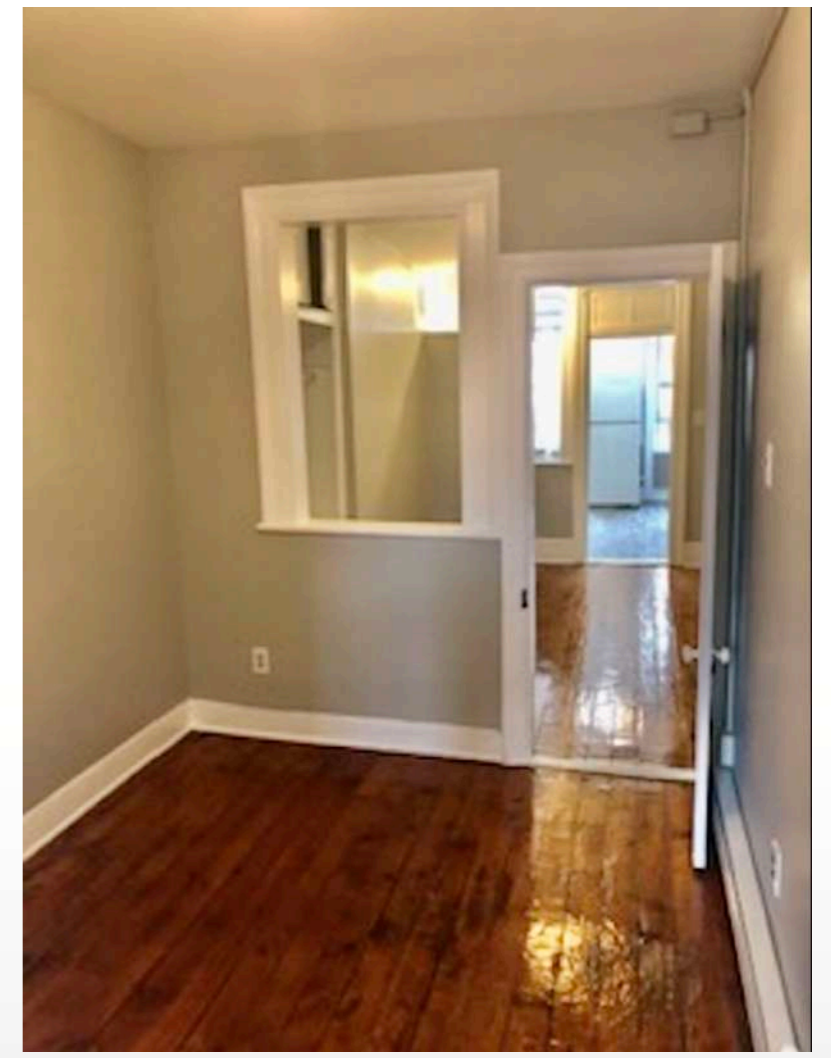


PHOTO GALLERY
UNIT 1L

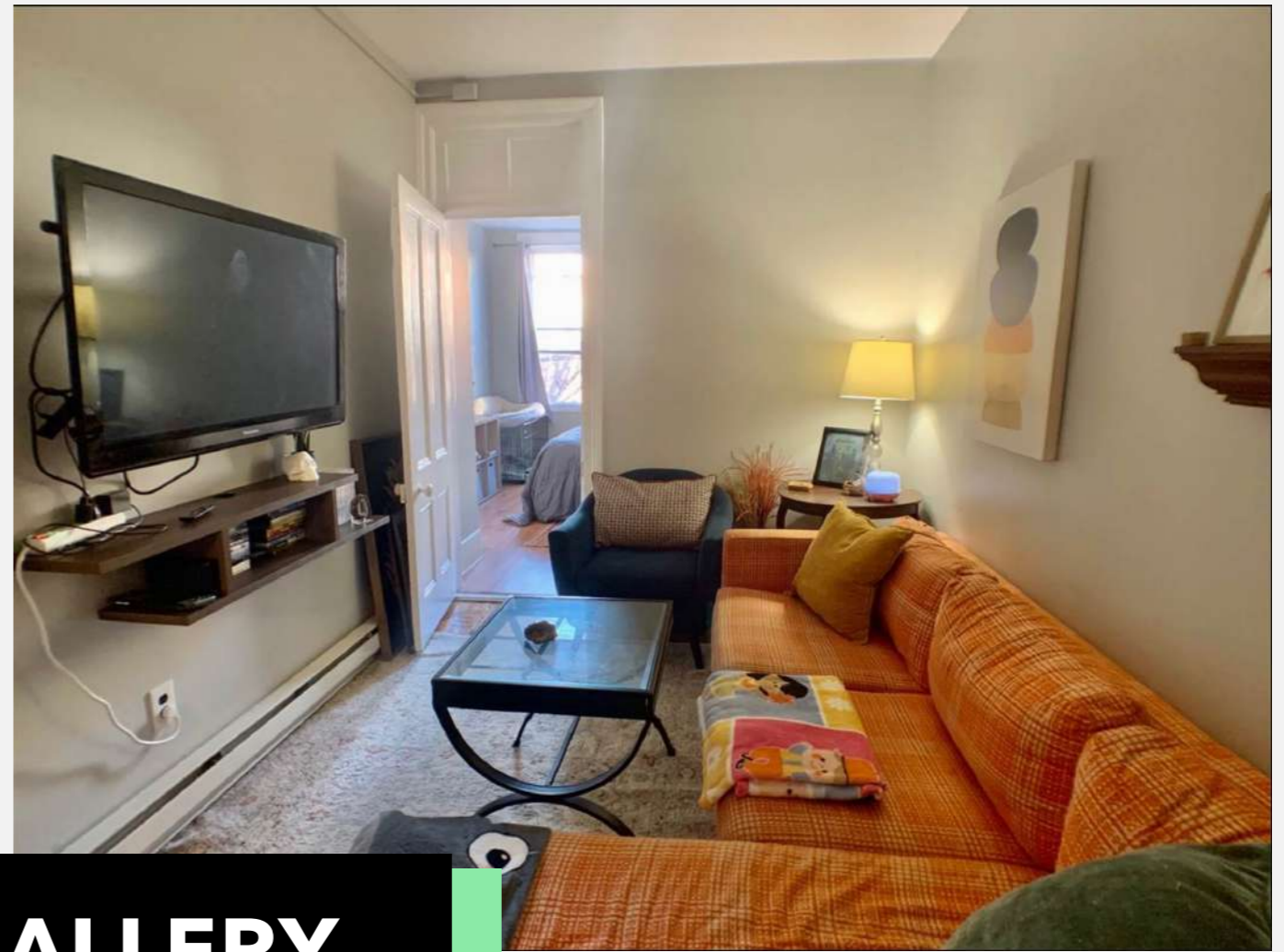
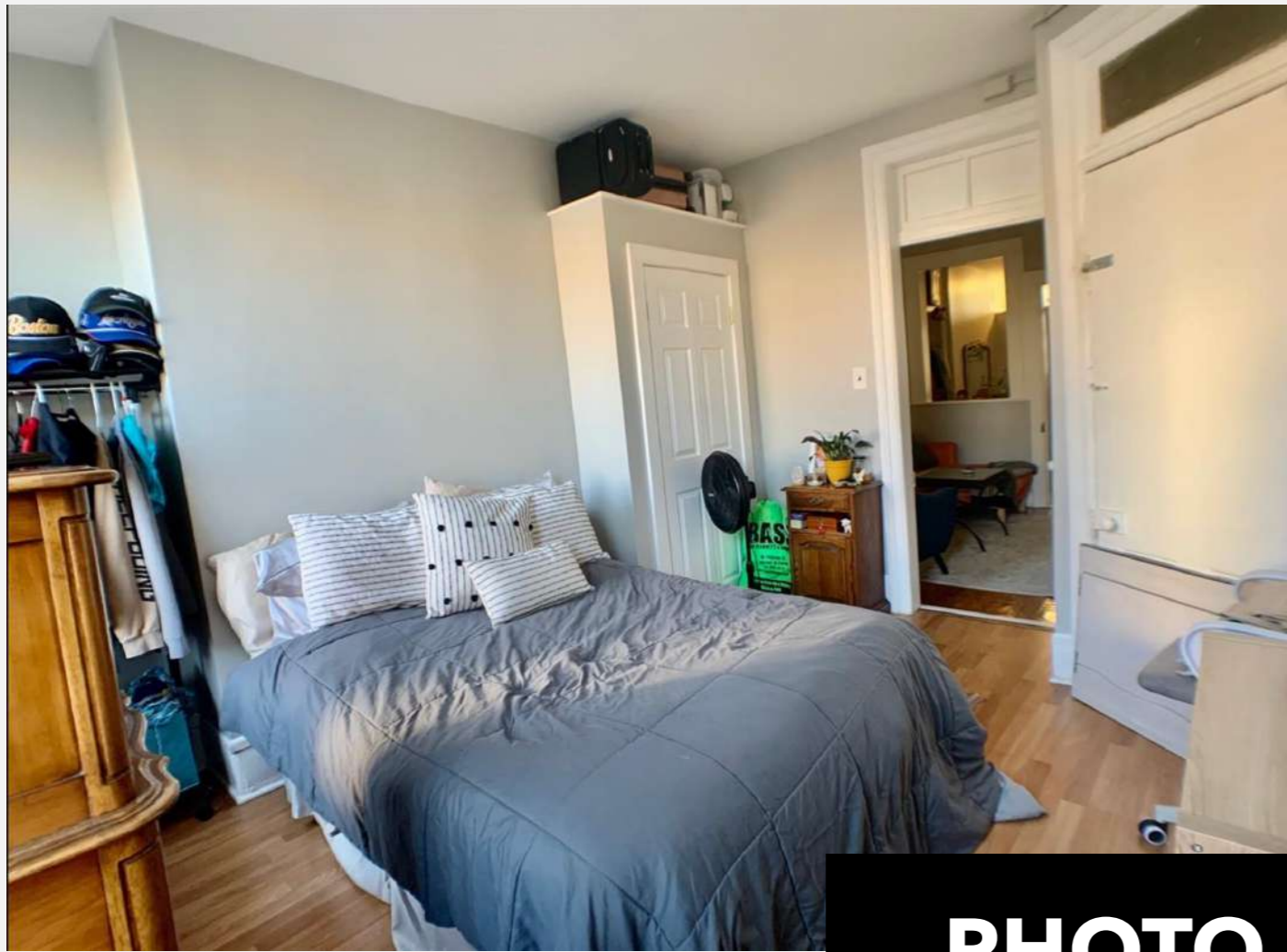


PHOTO GALLERY
UNIT 2L

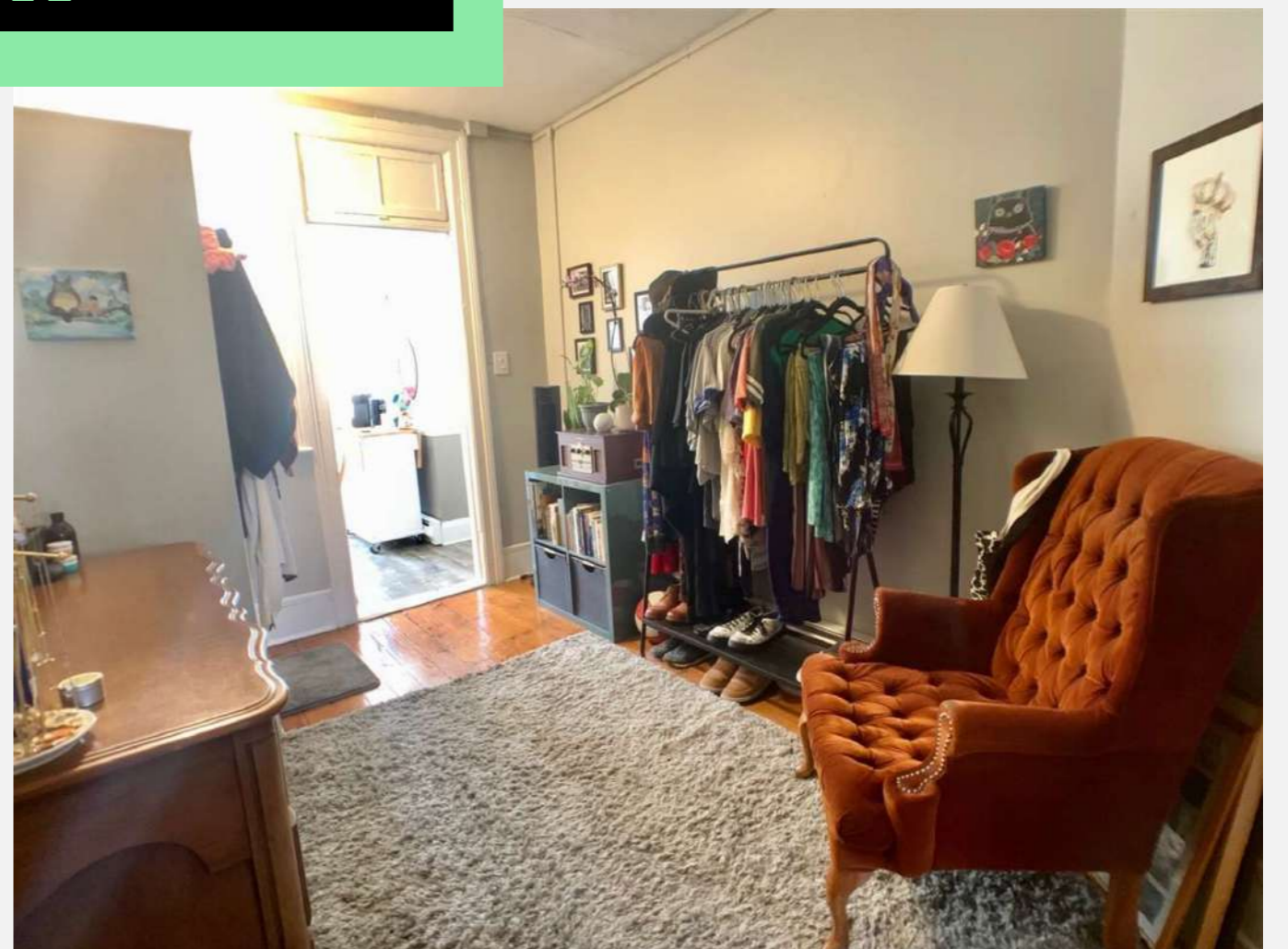




PHOTO GALLERY
UNIT 2R

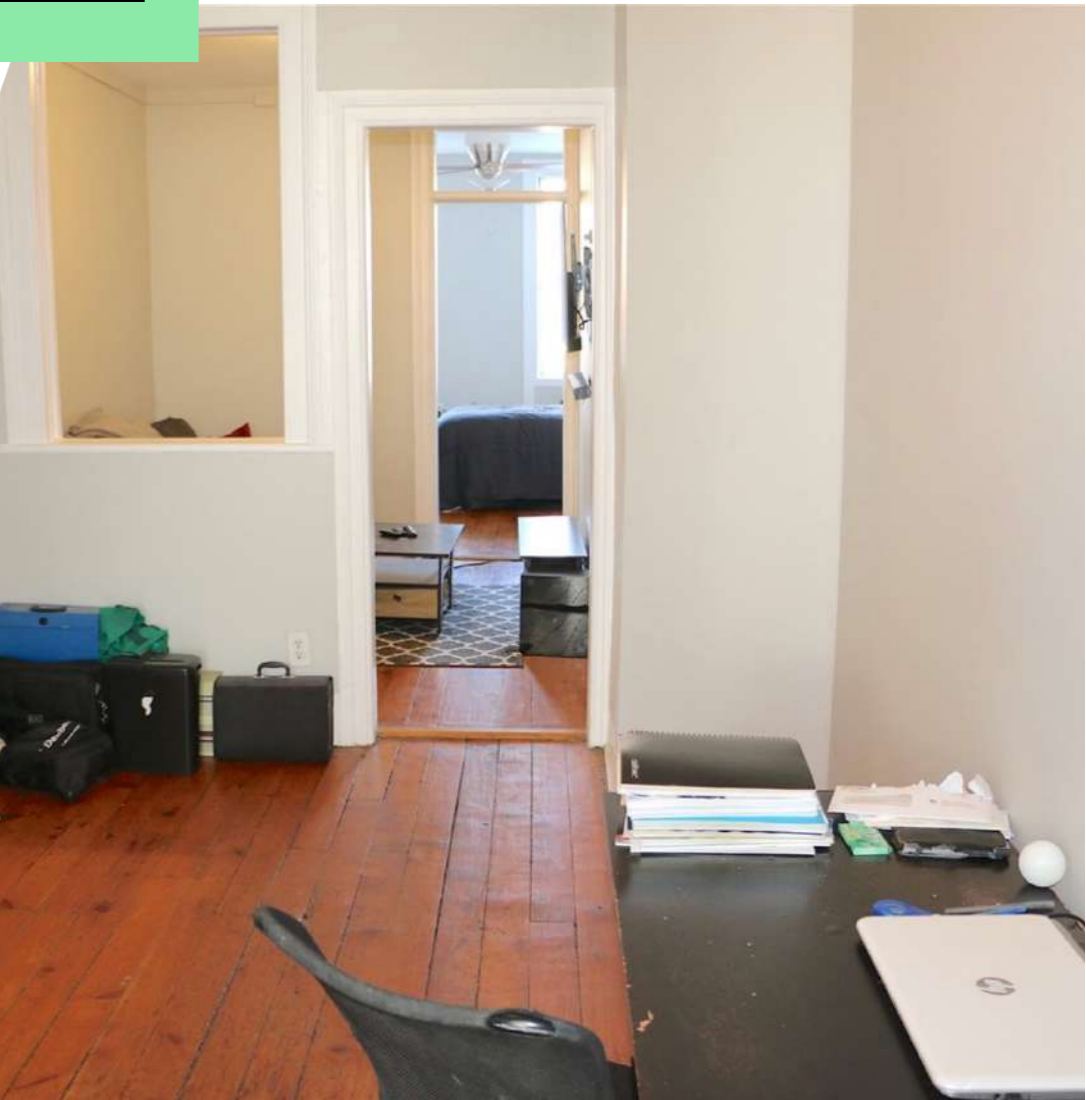




PHOTO GALLERY

UNIT 3L

Currently Vacant





PHOTO GALLERY
UNIT 4L



RENT ROLL

UNIT #	UNIT TYPE	APPROX. SF	LEASE EXPIRATION	CURRENT RENT	PRO-FORMA
1L	1 Bed 1 Bath	675	1/31/23	\$1,800	\$2,150
1R	1 Bed 1 Bath	675	mtm	\$1,375	\$2,150
2L	1 Bed 1 Bath	675	6/30/23	\$2,150	\$2,150
2R	1 Bed 1 Bath	675	2/28/23	\$1,850	\$2,150
3L	1 Bed 1 Bath	600	For Rent	\$1,950	\$2,150
3R	1 Bed 1 Bath	600	mtm	\$1,556	\$2,150
4L	1 Bed 1 Bath	600	12/31/22	\$1,734	\$2,150
4R	1 Bed 1 Bath	600	mtm	\$1,575	\$2,150
TOTAL				\$13,989	\$17,200 Per Month
				\$167,880	\$206,400 Per Year

INCOME STATEMENT

Number of Units 8

Price	\$2,300,000	Pro - Forma
Gross Annual Income	\$167,880.00	\$206,400.00
Total Expenses	\$46,193.20	\$46,193.20
NOI	\$121,686.80	\$160,206.80
Cap Rate	5.29%	6.97%

EXPENSES		%
Utilities (Electric, Water & Sewer)	2.32%	\$3,894.00
Flood Insurance	3.99%	\$6,700.00
GL & Property Insurance	4.49%	\$7,536.00
Taxes:	9.67%	\$16,242.00
Property Management	4.00%	\$6,715.20
Repairs and Maintenance	2.98%	\$5,000.00
Total Expenses	27.45%	\$46,193.20



 Path Station
To NYC

Washington Street

 **Napoli's** *Antique
Bakery*
Neapolitan Brick Oven Pizza

Leo's

First Street

Jefferson Street



CARLO'S
SINCE 1910
HOBOKEN
BAKE SHOP

 **SHAKE
SHACK**

THE SHANNON
HOBOKEN

MULLIGAN'S
PUB & GRILLE

LUCA BRASIS
ITALIAN DELI

Tony Boloney's

 **SCHMITT'S**
HOBOKEN, NJ

Dear Maud

It's all about, LOCATION



Journal Square

Downtown JC



5 Blocks to the
Light Rail Station

120 Jefferson

NYC

Jersey City





BUILDING UTILITY



Heating: *Paid By Tenants*
Electric Baseboard Heat



Cooling: *Paid By Tenants*
Window Units/Electric



Hot Water: *Paid By Tenants*
Separate Hot Water Heaters



Electricity: *Paid By Tenants*
Separate Meters



DEMOGRAPHICS

3- MILE RADIUS DEMOGRAPHICS

POPULATION
2021 Projection

1- MILE
73,856

3- MILE S
881,965

5- MILE S
1,890,538



2,063,110

DAYTIME POPULATION

HOUSEHOLDS
2021 Households

1- MILE
36,146

3- MILES
426,914

5- MILES
895,129



426,914

TOTAL HOUSEHOLDS

INCOME
2021 Average
Household Income

1- MILE
\$ 172,817

3- MILES
\$147,038

5- MILES
\$151,687



\$ 147,038

AVERAGE HOUSEHOLD INCOME



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