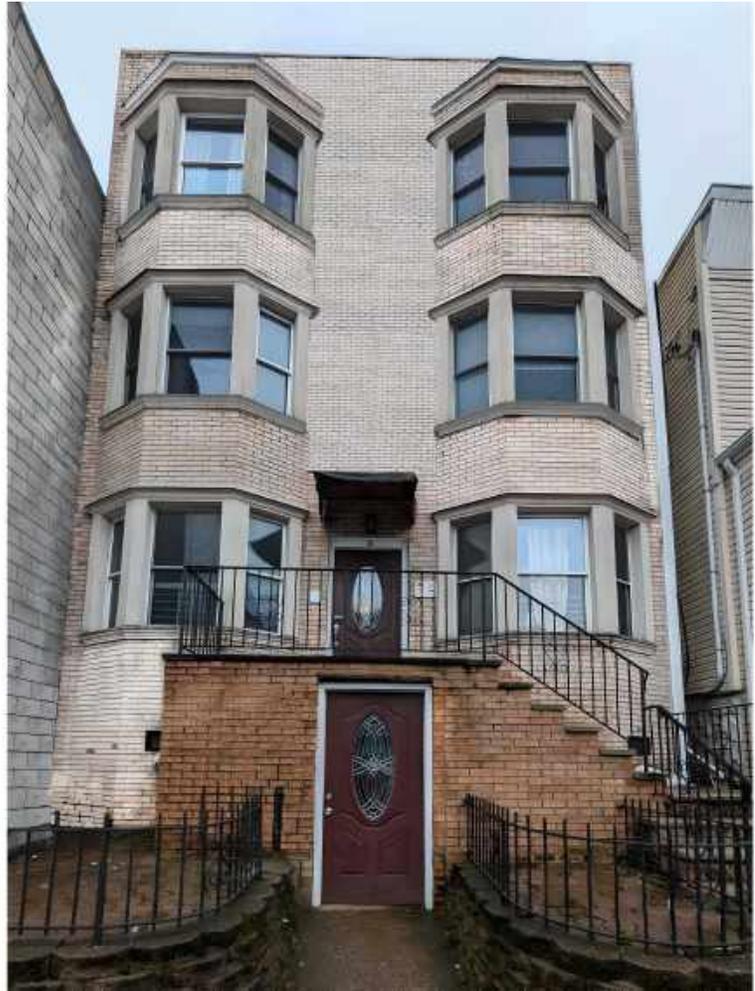


9 Graham Street

Jersey City, NJ 07307



6 Family



1 Marine Plaza Suite 304
North Bergen, NJ 07047
www.realestatenj.com

CHRIS CERVELLI, CCIM, CPM
Broker Associate
(201) 868-6300
chris@realestatenj.com
New Jersey & New York

GARY BAEZ
Sales Associate
(551) 200-3787
gary@realestatenj.com
New Jersey

Asking Price: \$1,300,000

Property Highlights

- Units: 6
- Stories: 3

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CHRIS CERVELLI, CCIM, CPM

BROKER ASSOCIATE

O: (201) 868-6300

C: (201) 390-5421

chris@realestatenj.com

New Jersey & New York

GARY BAEZ

SALES ASSOCIATE

O: (551) 200-3787

gary@realestatenj.com

New Jersey



SECTION I
PROPERTY OVERVIEW

INVESTMENT DETAILS

9 Graham Street
9 Graham Street | Jersey City, NJ 07307

04

Analysis

Analysis Date February 2024

Property

Property Type Multifamily
Property Address 9 Graham Street
Address 9 Graham Street
City, State Jersey City, NJ 07307

Purchase Information

Purchase Price \$1,300,000
Units 6
Total Rentable SF 0
Resale Valuation 5.00% (Capitalization of NOI)

Income & Expense

Gross Operating Income \$118,482
Monthly GOI \$9,874
Total Annual Expenses (\$39,427)
Monthly Expenses (\$3,286)

Financial Information

Initial Equity \$325,000
Closing Costs \$10,000
LT Capital Gain 15.00%
Federal Tax Rate 25.00%
State Tax Rate 7.0000%
Discount Rate 4.00%

Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs
Balloon	\$975,000	10 years	30 years	7.00%	\$6,487	

PROPERTY SUMMARY

9 Graham Street
9 Graham Street | Jersey City, NJ 07307

05



Property Summary

Price:	\$1,300,000
Type:	Multifamily
Units:	6
Stories:	3

Property Overview

This multifamily investment property boasts a total of six units, each comprising two bedrooms and featuring an open-concept layout. The entire property has undergone a complete renovation and features individual water meters and utilities for all units. The property requires minimal maintenance, offering investors a hassle-free ownership experience. Additionally, the impressive rent roll makes this property a lucrative choice for investors seeking both stability and profitability.

Location Overview

Jersey City, NJ, strategically located within Hudson County, is a vibrant and rapidly evolving urban hub. With its proximity to New York City, it offers an attractive investment opportunity for commercial real estate in the area. With a diverse population and thriving business environment, this dynamic city offers numerous opportunities for investors. Jersey City's strategic location, excellent transportation infrastructure, and vibrant communities make it an ideal choice for those seeking to maximize their real estate investments while minimizing risk.

PROPERTY DESCRIPTION

9 Graham Street
9 Graham Street | Jersey City, NJ 07307

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The information enclosed in this Marketing Packet has been secured from sources believed to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. We make every effort to maintain current information provided by the seller or third party sources however, Cervelli Real Estate has not made any official investigation of the property and therefore cannot warrant the accuracy of the information contained within. The viewer of this document hereby agrees to indemnify, defend and hold us harmless from and against any and all claims, liabilities, damages, losses or expenses arising from any inaccuracy or discrepancy. Moreover, the viewer is advised to consult with the appropriate professionals including but not limited to your attorney, accountant, CPA, or any other financial or legal advisor for implications of any information attained through this document. The information within is provided to establish preliminary interest and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Loan information is time sensitive and subject to change. Although Cervelli Real Estate & Property Management LLC, attempts to prevent the passage of computer viruses via email and attachments thereto, Cervelli Real Estate & Property Management, LLC does not guarantee that either is virus-free, and accepts no liability for damages sustained as a result of any such virus. There have been revaluations in many New Jersey Municipalities, including but not limited to Jersey City, Bayonne, Kearny, West New York, Weehawken, etc. Please be sure to check with your attorney, tax professional and the city resources to make sure that you have the most up to date information on current taxes. Any and all floorplans and measurements are performed by 3rd party tools and or applications and should be verified for accuracy.

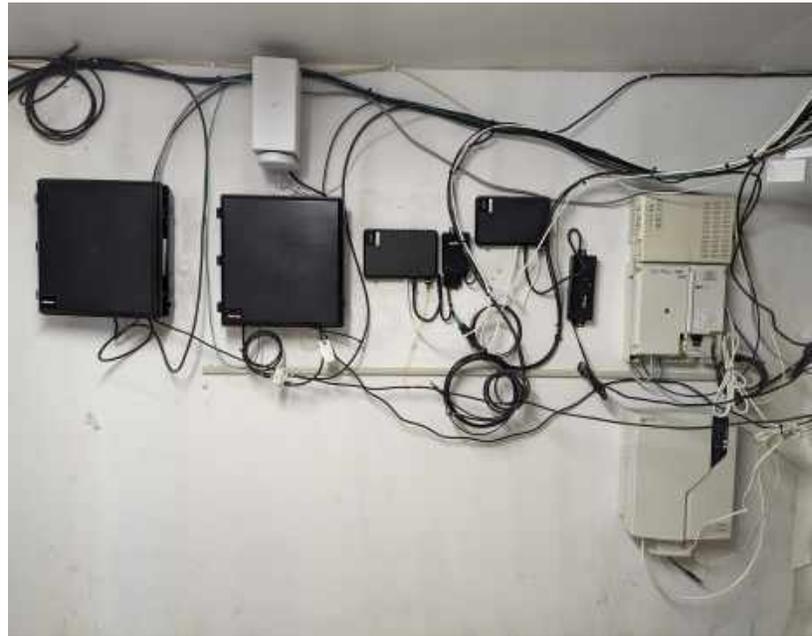
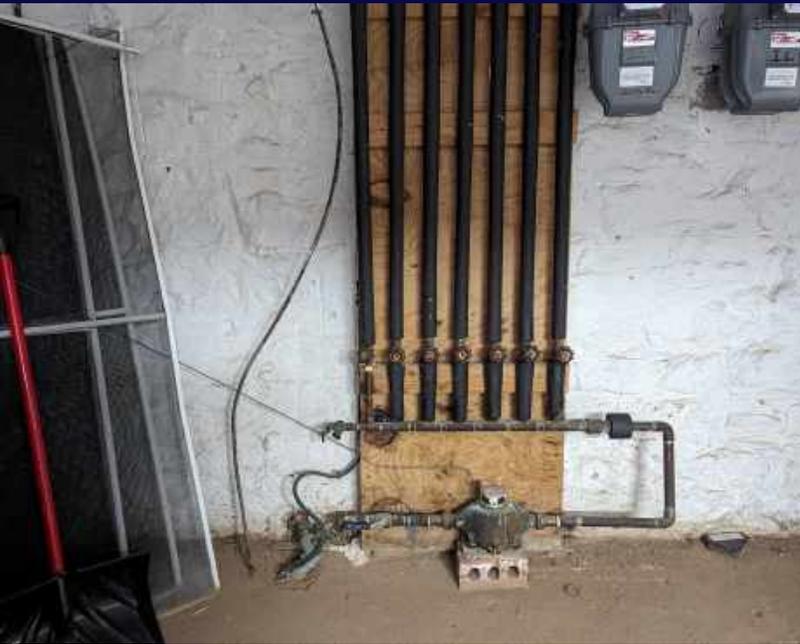
PROPERTY PHOTOS

9 Graham Street
9 Graham Street | Jersey City, NJ 07307



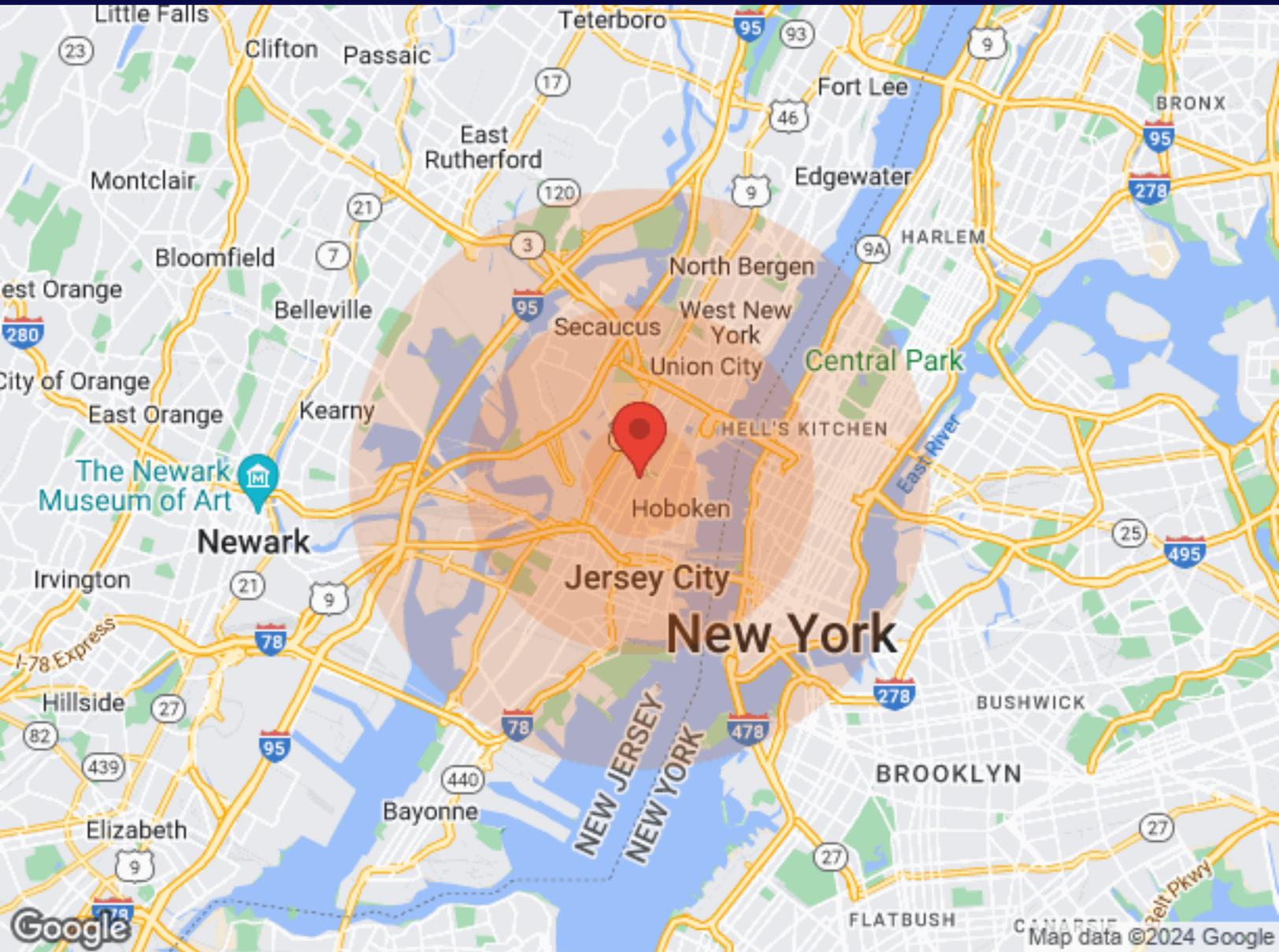
PROPERTY PHOTOS

9 Graham Street
9 Graham Street | Jersey City, NJ 07307



DEMOGRAPHICS

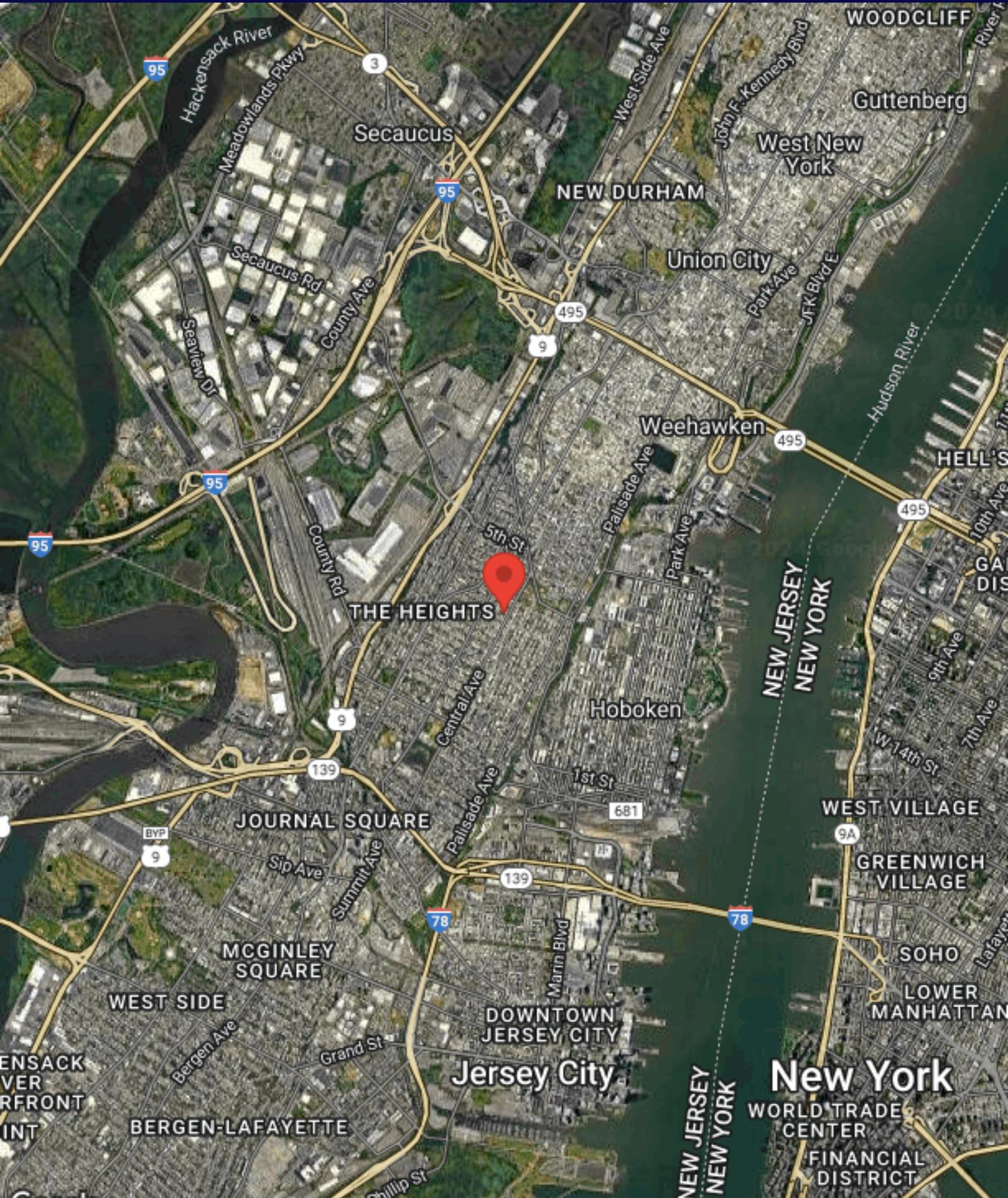
9 Graham Street
9 Graham Street | Jersey City, NJ 07307



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	55,801	276,450	762,901	Median	\$59,002	\$65,123	\$75,392
Female	55,611	267,051	787,868	< \$15,000	5,568	32,347	94,802
Total Population	111,412	543,501	1,550,769	\$15,000-\$24,999	3,674	21,504	56,450
				\$25,000-\$34,999	3,867	19,135	50,483
				\$35,000-\$49,999	5,147	23,884	65,077
				\$50,000-\$74,999	6,912	35,314	103,799
				\$75,000-\$99,999	5,335	27,771	79,610
				\$100,000-\$149,999	6,660	34,928	108,094
				\$150,000-\$199,999	3,435	19,530	59,648
				> \$200,000	3,958	34,352	124,958
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	63,907	328,850	990,415	Total Units	46,833	274,848	845,196
Black	5,649	38,455	120,205	Occupied	43,182	247,955	755,131
Am In/AK Nat	137	926	1,873	Owner Occupied	13,392	66,131	216,359
Hawaiian	6	19	147	Renter Occupied	29,790	181,824	538,772
Hispanic	56,330	192,509	387,484	Vacant	3,651	26,893	90,065
Multi-Racial	56,494	187,186	380,234				

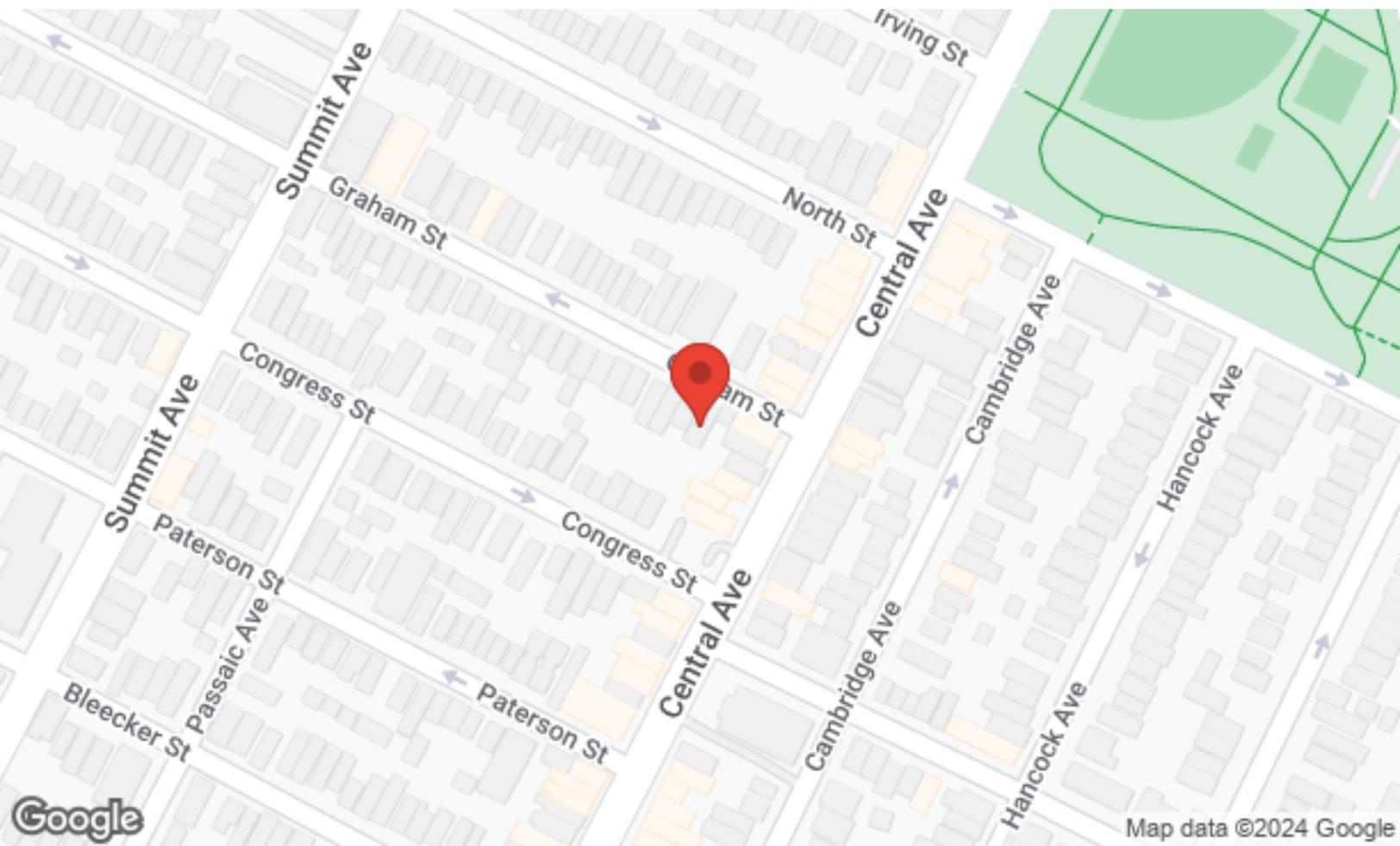
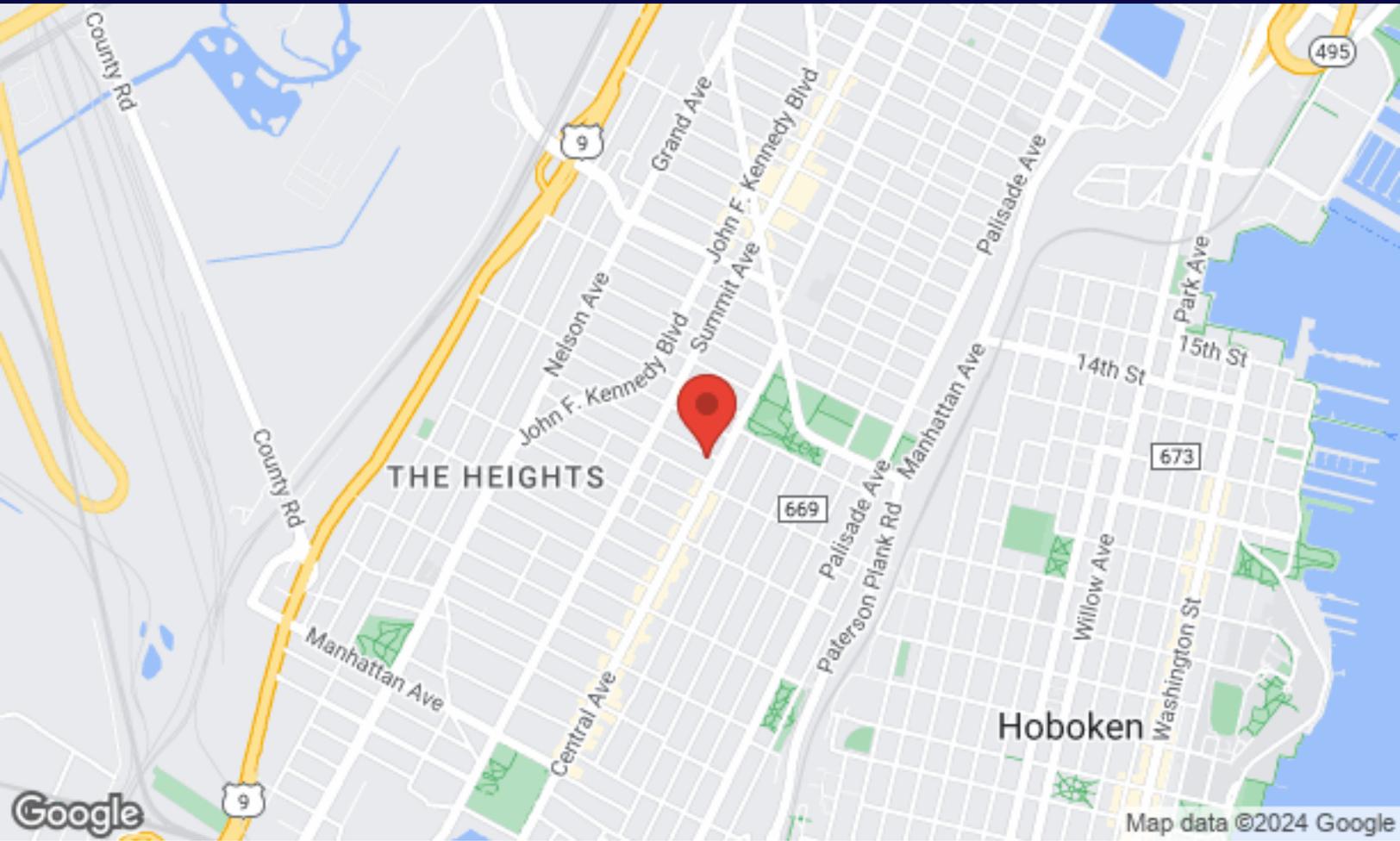
REGIONAL MAP

9 Graham Street
9 Graham Street | Jersey City, NJ 07307



LOCATION MAPS

9 Graham Street
9 Graham Street | Jersey City, NJ 07307





SECTION II
INVESTMENT DETAILS

Unit Mix & Monthly Scheduled Income

Units	Type	Collected	Registered	Market
1	2BR	\$1,700	\$2,250	\$2,250
2	2BR	\$1,725	\$2,250	\$2,250
3	2BR	\$1,625	\$2,250	\$2,250
4	2BR	\$1,700	\$2,250	\$2,250
5	2BR	\$1,650	\$2,250	\$2,250
6	2BR	\$1,675	\$2,250	\$2,250
Total		\$10,075	\$13,500	\$13,500

ANNUAL PROPERTY OPERATING DATA

9 Graham Street
9 Graham Street | Jersey City, NJ 07307

Description Year Ending	Year 1 01/2025	Year 2 01/2026	Year 3 01/2027	Year 4 01/2028	Year 5 01/2029
Income					
Rental Income	\$120,900	\$124,527	\$128,263	\$132,111	\$136,074
Gross Scheduled Income	\$120,900	\$124,527	\$128,263	\$132,111	\$136,074
General Vacancy	(\$2,418)	(\$2,491)	(\$2,565)	(\$2,642)	(\$2,721)
Gross Operating Income	\$118,482	\$122,036	\$125,698	\$129,468	\$133,353
Expenses					
Tax	(\$20,633)	(\$21,046)	(\$21,467)	(\$21,896)	(\$22,334)
Insurance	(\$5,500)	(\$5,610)	(\$5,722)	(\$5,837)	(\$5,953)
Water/Sewer	(\$2,400)	(\$2,448)	(\$2,497)	(\$2,547)	(\$2,598)
Electric	(\$600)	(\$612)	(\$624)	(\$637)	(\$649)
Management	(\$5,294)	(\$5,400)	(\$5,508)	(\$5,618)	(\$5,731)
Maintenance	(\$5,000)	(\$5,100)	(\$5,202)	(\$5,306)	(\$5,412)
Total Operating Expenses	(\$39,427)	(\$40,216)	(\$41,020)	(\$41,840)	(\$42,677)
Operating Expense Ratio	33.28%	32.95%	32.63%	32.32%	32.00%
Net Operating Income	\$79,055	\$81,821	\$84,678	\$87,628	\$90,675



SECTION III
ABOUT US

**CHRIS CERVELLI, CCIM, CPM**

Broker Associate
O: (201) 868-6300
C: (201) 390-5421
chris@realestaterj.com
New Jersey & New York

Michael Cervelli Real Estate
1 Marine Plaza Suite 304 North Bergen, NJ 07047

Chris Cervelli is co-owner of Michael Cervelli Real Estate & Property Management. Chris oversees a sales team of real estate professionals with extensive experience in multi-family dwellings and mixed use commercial properties. He is a Certified Commercial Investment Member (CCIM), a recognized expert in the commercial and investment real estate industry since 2009. Chris' real estate career began in 1999 as an agent in residential and commercial sales, obtaining his Broker's license in 2003. He received the Platinum Sales Award for two consecutive years in 2006 and 2007 overseeing more than \$50M in real estate transactions including work with national franchise companies IHOP and Fresenius Medical Care during this time period.

He was recognized in 2007 as a Commercial Broker All Star from Real Estate NJ and has been nominated as a Top Industry Leader by the Mid Atlantic Real Estate Journal. Chris was the Liberty Board Realtor Associate of the Year in 2013, and has been active in the New Jersey Gold Coast real estate market prior to its rapid ascent in value which offers him a unique viewpoint on this market's dramatic change. Chris participates as a panel speaker at New Jersey's Property Owners Association and performs commercial property calculations for both national and international companies.

Chris is the past president of the Metro Commercial Multiple Listing Service, past president of the New York Metro CCIM Chapter and past president of the New Jersey Property Owners Association.



Gary Baez

Sales Associate

Michael Cervelli Real Estate | North Bergen, NJ

P: 551-200-3787

Gary is a goal driven sales associate agent who specializes in urban planning and development, investment sales, commercial and residential leasing. He is a graduate of Rowan University with a Bachelor of Science degree in Urban Planning and Sustainable Construction Development. He joined the Cervelli Real Estate and Property Management team in 2014. Gary oversees sales throughout the Hudson County, NJ region. Throughout his 6+ year career as a sales agent he has sold over \$40M in real estate transactions including working with reputable developers and investors. He infiltrates in sourcing of deal structure, land-use planning, entitlement process, finance, design, and construction management. Currently Gary sources off market investment opportunities, and assists investors and developers with land use planning, entitlement process, finance, design, and construction management.