

1044 Broadway

Bayonne, NJ 07002



6 Mixed Use



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Price: \$1,100,000

Property Highlights

- Units: 6
- Stories: 3
- Rentable SF: 4,218

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SECTION I
PROPERTY OVERVIEW

INVESTMENT DETAILS

1044 Broadway Bayonne
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Analysis

Analysis Date January 2026

Property

Property Type Mixed Use
Property 1044 Broadway Bayonne
Address 1044 Broadway
City, State Bayonne, NJ 07002

Purchase Information

Purchase Price \$1,100,000
Tenants 6
Total Rentable SF 0

Income & Expense

Gross Operating Income \$99,719
Monthly GOI \$8,310
Total Annual Expenses (\$35,532)
Monthly Expenses (\$2,961)

Financial Information

Initial Equity \$400,700
Closing Costs \$5,000
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	\$699,300	5 years	30 years	6.50%	\$4,420	

PROPERTY SUMMARY

1044 Broadway Bayonne
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Property Summary

Type:	Mixed Use
Price:	\$1,100,000
Zoning:	Uptown Business District

Property Overview

Three-story mixed-use investment property in Bayonne. Bayonne has vacancy decontrol for residential units, presenting significant upside for residential rents.

Location Overview

Bayonne, NJ, is a vibrant city located in Hudson County, nestled along the western shore of Upper New York Bay. With its strategic position, Bayonne offers stunning waterfront views and easy access to the bustling cityscape of Manhattan, which lies just across the river. The city's rich history is reflected in its diverse architecture, ranging from historic brownstones to modern high-rises. Bayonne is known for its strong sense of community, with a variety of local businesses, parks, and cultural events that cater to residents and visitors alike. The city's proximity to major transportation routes, including the Bayonne Bridge and several public transit options, makes it a convenient location for commuters. Additionally, Bayonne boasts a lively culinary scene with an array of dining options, as well as recreational opportunities, such as waterfront parks and marinas, that enhance its appeal as a dynamic and inviting place to live and explore.

PROPERTY DESCRIPTION

1044 Broadway Bayonne
1044 Broadway | Bayonne, NJ 07002

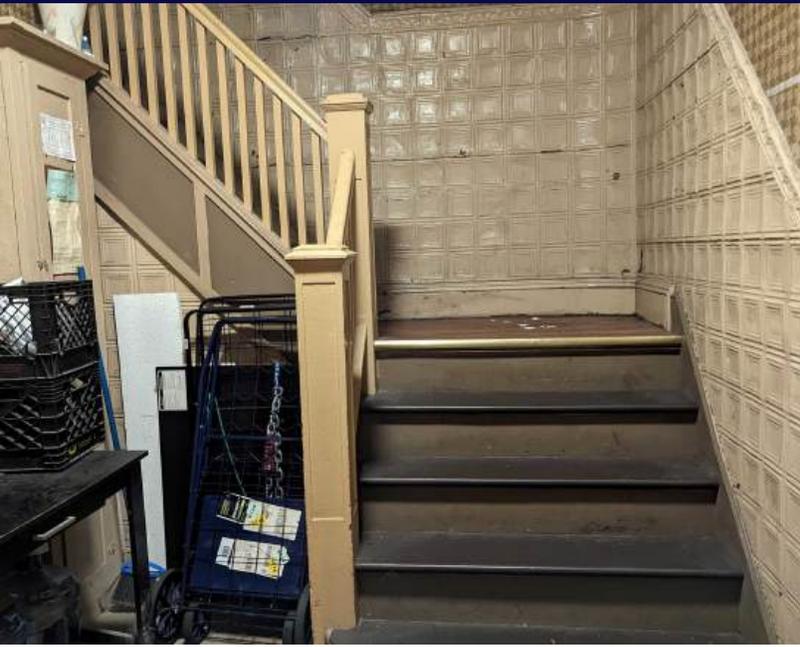
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PROPERTY PHOTOS

1044 Broadway Bayonne
1044 Broadway | Bayonne, NJ 07002



PROPERTY PHOTOS

1044 Broadway Bayonne
1044 Broadway | Bayonne, NJ 07002



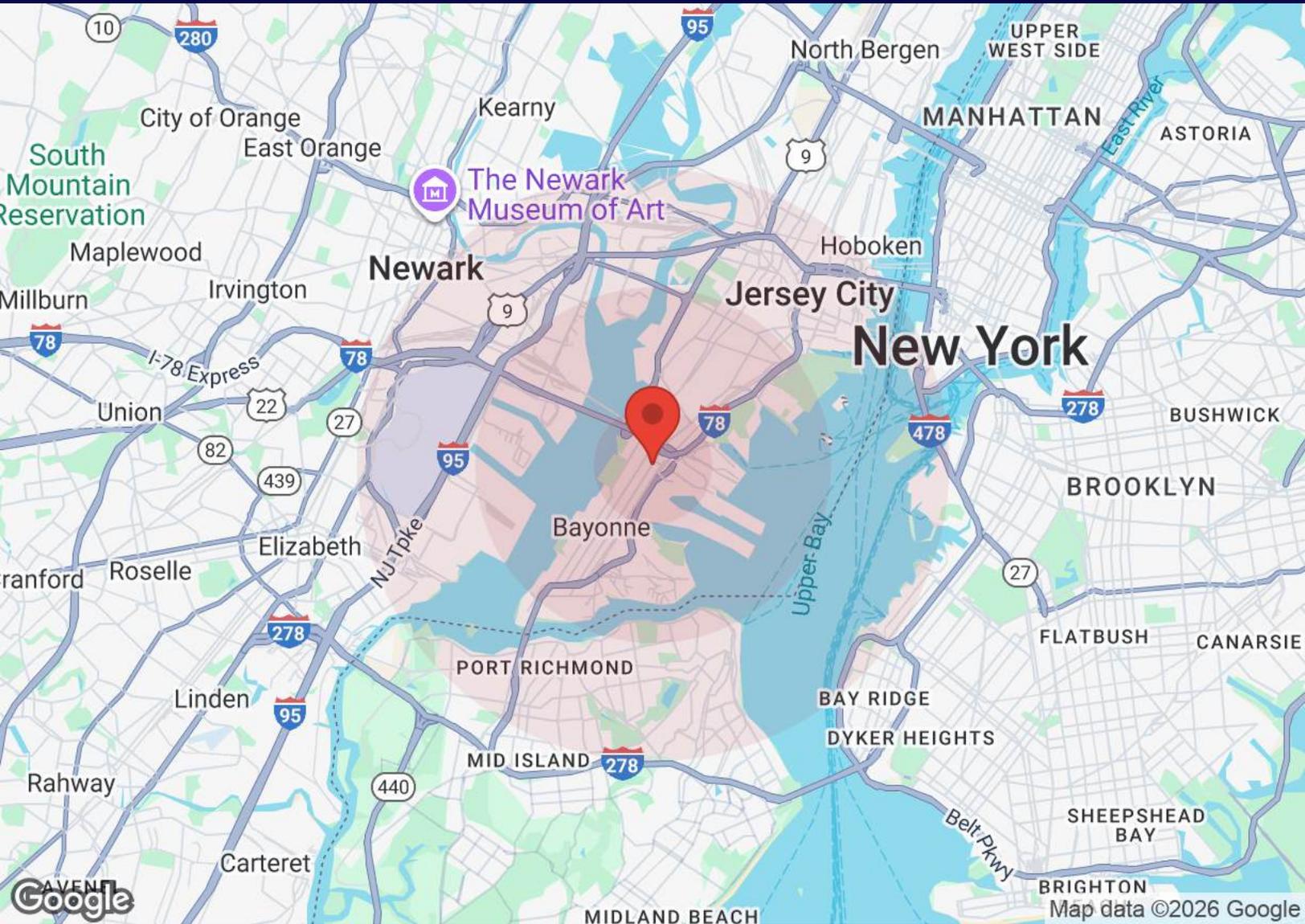
PROPERTY PHOTOS

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DEMOGRAPHICS

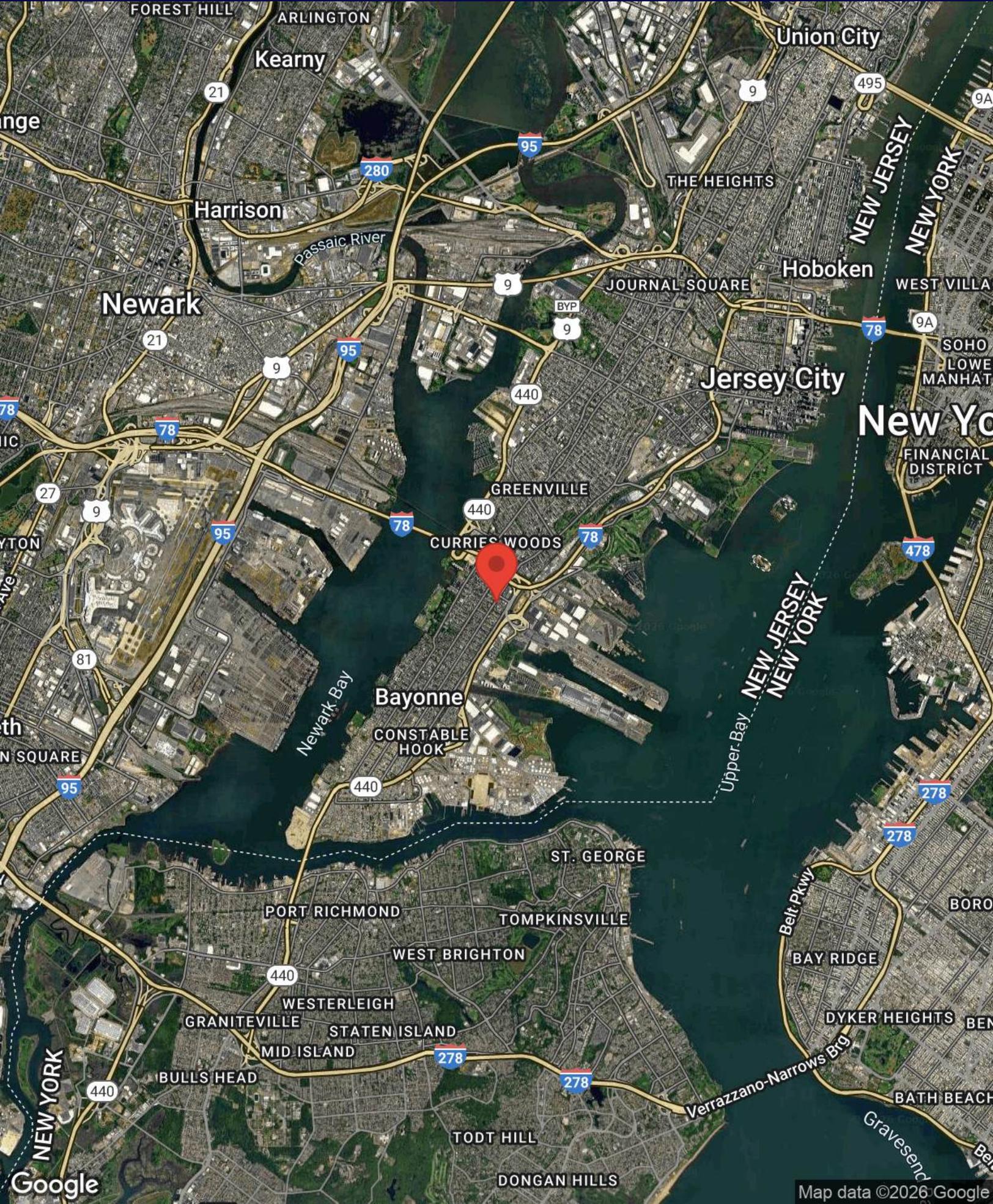
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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	17,074	89,929	317,537	Median	\$89,432	\$81,047	\$94,756
Female	18,484	95,237	308,923	< \$15,000	1,148	7,417	24,364
Total Population	35,559	185,166	626,460	\$15,000-\$24,999	710	4,943	14,421
				\$25,000-\$34,999	578	4,098	12,235
Age				\$35,000-\$49,999	1,152	5,897	19,733
Ages 0-14	6,784	34,025	108,466	\$50,000-\$74,999	1,859	10,439	31,244
Ages 15-24	4,277	23,653	72,215	\$75,000-\$99,999	2,490	9,233	27,310
Ages 25-54	14,581	78,446	305,560	\$100,000-\$149,999	2,723	12,233	40,574
Ages 55-64	4,301	22,045	65,172	\$150,000-\$199,999	1,469	6,037	24,722
Ages 65+	5,617	26,995	75,047	> \$200,000	1,639	9,759	52,557
				Housing			
Race				Total Units	14,918	75,963	266,455
White	9,967	45,625	190,945	Occupied	13,767	70,055	247,159
Black	7,976	54,494	133,060	Owner Occupied	4,866	22,975	71,817
Am In/AK Nat	32	111	439	Renter Occupied	8,901	47,080	175,342
Hawaiian	4	19	125	Vacant	1,151	5,908	19,295
Hispanic	11,084	54,309	178,729				
Asian	5,729	26,886	108,628				
Multi-Racial	505	2,481	10,963				
Other	260	1,222	3,571				

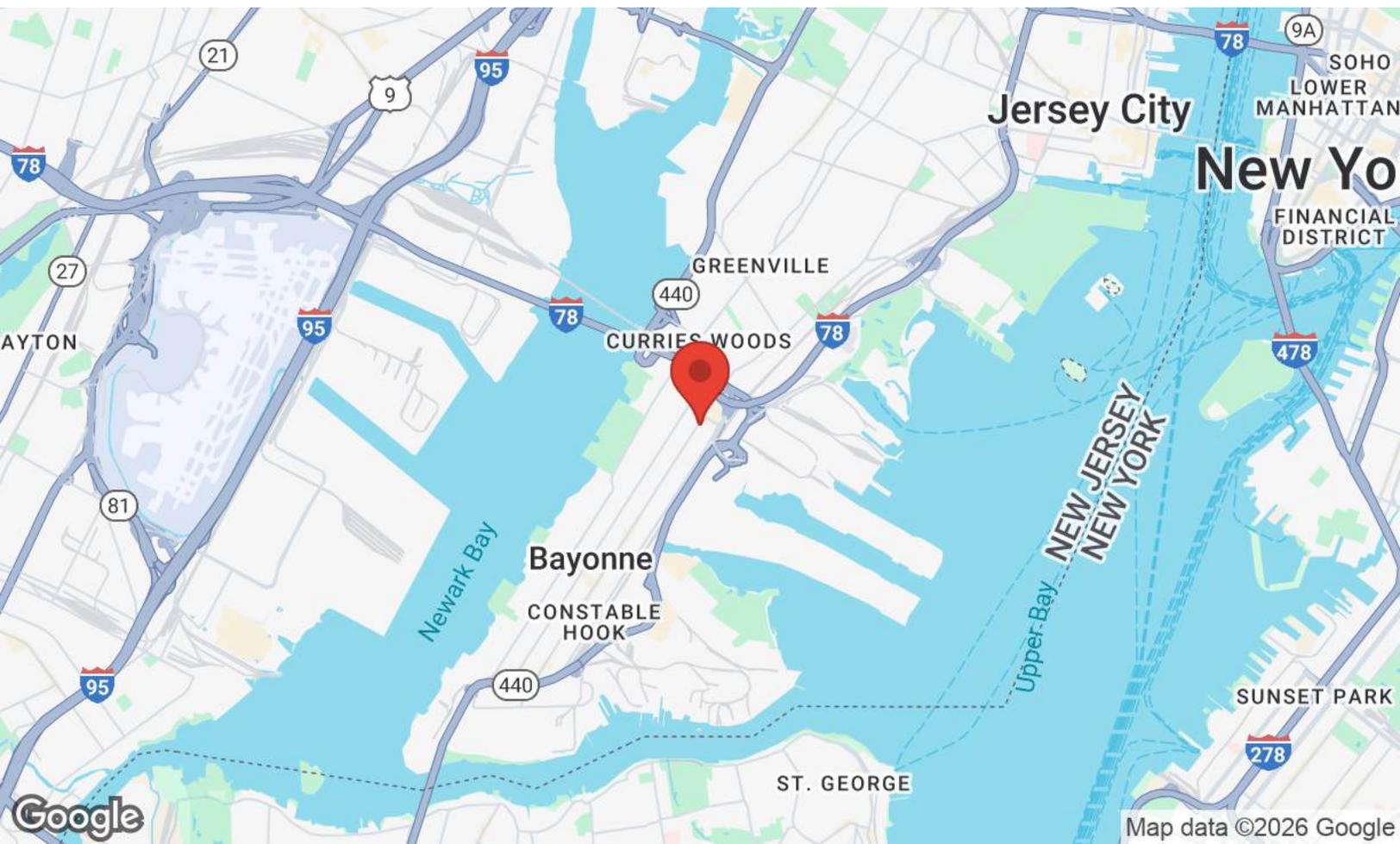
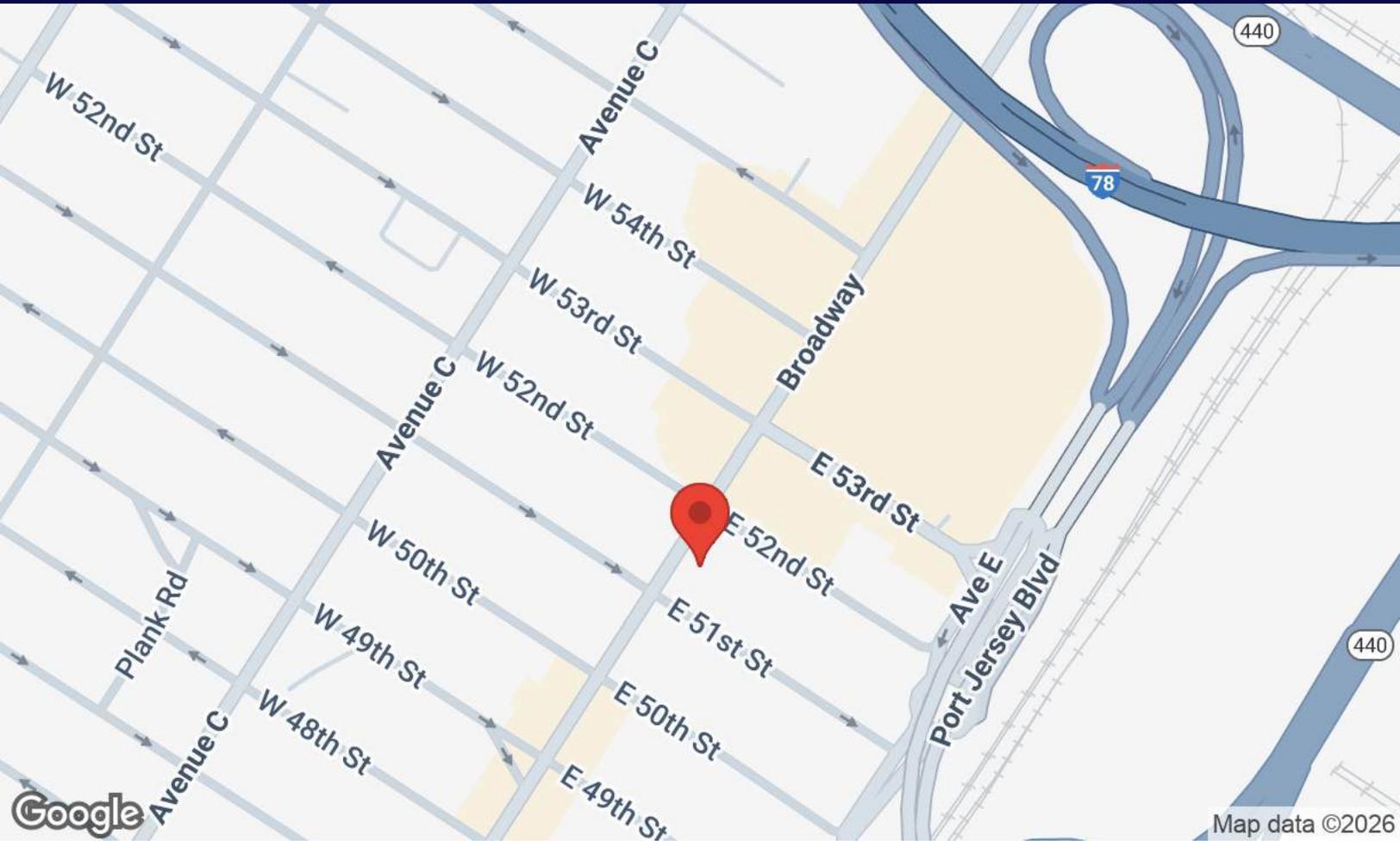
REGIONAL MAP

1044 Broadway Bayonne
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LOCATION MAPS

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SECTION II
INVESTMENT DETAILS

Unit Mix Report

Units	Type	Collected	Market Rents
1	Studio	\$1,500	\$1,500
2L	2BR	\$803.02	\$1,700
2R	2BR	\$1,700	\$1,700
3L	2BR	\$1,700	\$1,700
3R	2BR	\$1,520	\$1,700
Retail	Commercial	\$1,300	\$1,300
Total		\$8,523.02	\$9,600



Investment Summary

Price	\$1,100,000
Tenants	6
Price/Unit	\$183,333
RSF	1
Price/RSF	\$1,100,000.00
Floors	3
Cap Rate	5.84%
Market Cap Rate	6.98%
GRM	10.76
Market GRM	9.55

Financing Summary

Loan 1 (Balloon)	\$699,300
Initial Equity	\$400,700
Interest Rate	6.5%
Term	5 years
Monthly Payment	\$4,420
DCR	1.21

Unit Mix & Annual Scheduled Income

Type	Units	Actual	Total	Market	Total
Studio	1	\$18,000	\$18,000	\$18,000	\$18,000
2BR	1	\$9,636	\$9,636	\$20,400	\$20,400
2BR	1	\$20,400	\$20,400	\$20,400	\$20,400
2BR	1	\$20,400	\$20,400	\$20,400	\$20,400
2BR	1	\$18,240	\$18,240	\$20,400	\$20,400
Commercial	1	\$15,600	\$15,600	\$15,600	\$15,600
Totals	6		\$102,276		\$115,200

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$102,276	\$115,200
- Less: Vacancy	(\$2,557)	(\$2,880)
Effective Gross Income	\$99,719	\$112,320
- Less: Expenses	(\$35,532)	(\$35,532)
Net Operating Income	\$64,187	\$76,788
- Debt Service	(\$53,041)	(\$53,041)
Net Cash Flow after Debt Service	\$11,146	\$23,747
+ Principal Reduction	\$7,816	\$7,816
Total Return	\$18,963	\$31,563

Annualized Expenses

Description	Actual	Market
Taxes	\$17,304	\$17,304
Insurance	\$4,500	\$4,500
Water & Sewer	\$6,050	\$6,050
Management	\$2,692	\$2,692
Maintenance	\$1,850	\$1,850
Electric	\$1,036	\$1,036
Super	\$2,100	\$2,100
Total Expenses	\$35,532	\$35,532
Expenses Per RSF	\$35,532.30	\$35,532.30
Expenses Per Unit	\$5,922	\$5,922

ANNUAL PROPERTY OPERATING DATA

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Description Year Ending	Year 1 12/2026	Year 2 12/2027	Year 3 12/2028	Year 4 12/2029	Year 5 12/2030
Income					
Rental Income	\$102,276	\$106,367	\$110,622	\$115,047	\$119,649
Gross Scheduled Income	\$102,276	\$106,367	\$110,622	\$115,047	\$119,649
General Vacancy	(\$2,557)	(\$2,659)	(\$2,766)	(\$2,876)	(\$2,991)
Gross Operating Income	\$99,719	\$103,708	\$107,856	\$112,171	\$116,658
Expenses					
Taxes	(\$17,304)	(\$17,910)	(\$18,536)	(\$19,185)	(\$19,857)
Insurance	(\$4,500)	(\$4,658)	(\$4,821)	(\$4,989)	(\$5,164)
Water & Sewer	(\$6,050)	(\$6,262)	(\$6,481)	(\$6,708)	(\$6,943)
Management	(\$2,692)	(\$2,787)	(\$2,884)	(\$2,985)	(\$3,089)
Maintenance	(\$1,850)	(\$1,915)	(\$1,982)	(\$2,051)	(\$2,123)
Electric	(\$1,036)	(\$1,072)	(\$1,110)	(\$1,149)	(\$1,189)
Super	(\$2,100)	(\$2,174)	(\$2,250)	(\$2,328)	(\$2,410)
Total Operating Expenses	(\$35,532)	(\$36,776)	(\$38,063)	(\$39,395)	(\$40,774)
Operating Expense Ratio	35.63%	35.46%	35.29%	35.12%	34.95%
Net Operating Income	\$64,187	\$66,932	\$69,793	\$72,775	\$75,883



SECTION III
ABOUT US

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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.