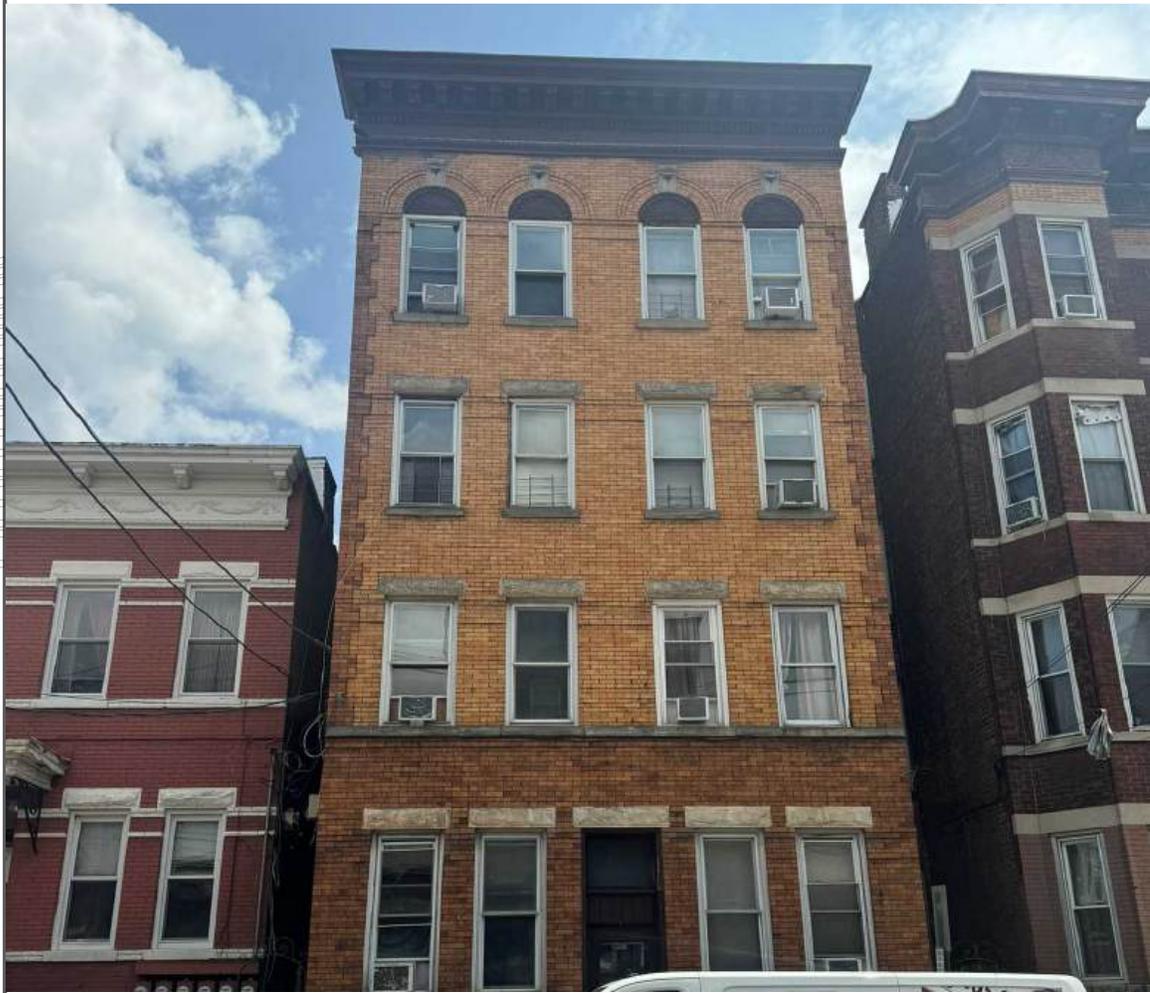


# 902 West Street

Union City, NJ 07087



8 Family



1 Marine Plaza Suite 304  
North Bergen, NJ 07047  
[www.realestatenj.com](http://www.realestatenj.com)

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

**CHRISTOPHER GERENA**  
Sales Associate  
(201) 920-1321  
[c.gerena@realestatenj.com](mailto:c.gerena@realestatenj.com)  
New Jersey

**Price: \$1,150,000**

## Property Highlights

- Units: 8
- Stories: 4
- Rentable SF: 5,500

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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

### **CHRISTOPHER GERENA**

SALES ASSOCIATE

O: (201) 920-1321

c.gerena@realestatenj.com

New Jersey



SECTION I  
PROPERTY OVERVIEW

# INVESTMENT DETAILS

902 West Street  
902 West Street | Union City, NJ 07087

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## Analysis

Analysis Date June 2025

## Property

Property Type Multifamily  
Property 902 West Street  
Address 902 West Street  
City, State Union City, NJ 07087

## Purchase Information

Purchase Price \$1,150,000  
Units 8  
Total Rentable SF 4,800  
Resale Valuation 5.00% (Capitalization of NOI)

## Income & Expense

Gross Operating Income \$132,135  
Monthly GOI \$11,011  
Total Annual Expenses (\$75,833)  
Monthly Expenses (\$6,319)

## Financial Information

Initial Equity \$345,000  
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	\$805,000	5 years	30 years	6.50%	\$5,088	



**Property Summary**

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Price: \$1,150,000  
Type: Multifamily

**Property Overview**

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Four-story brick apartment building featuring eight two-bedroom units. The property has a valid Green Card issued in 2022.

**Location Overview**

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Nestled strategically in the heart of the New York Metropolitan Area, Union City boasts a diverse and thriving community, offering a rich tapestry of cultural influences. With its strategic location just minutes away from Manhattan, investors can capitalize on the city's exceptional accessibility, providing seamless connectivity to major business hubs. The community's robust infrastructure, coupled with a burgeoning local economy, positions Union City as a strategic investment choice.



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# PROPERTY PHOTOS

902 West Street  
902 West Street | Union City, NJ 07087



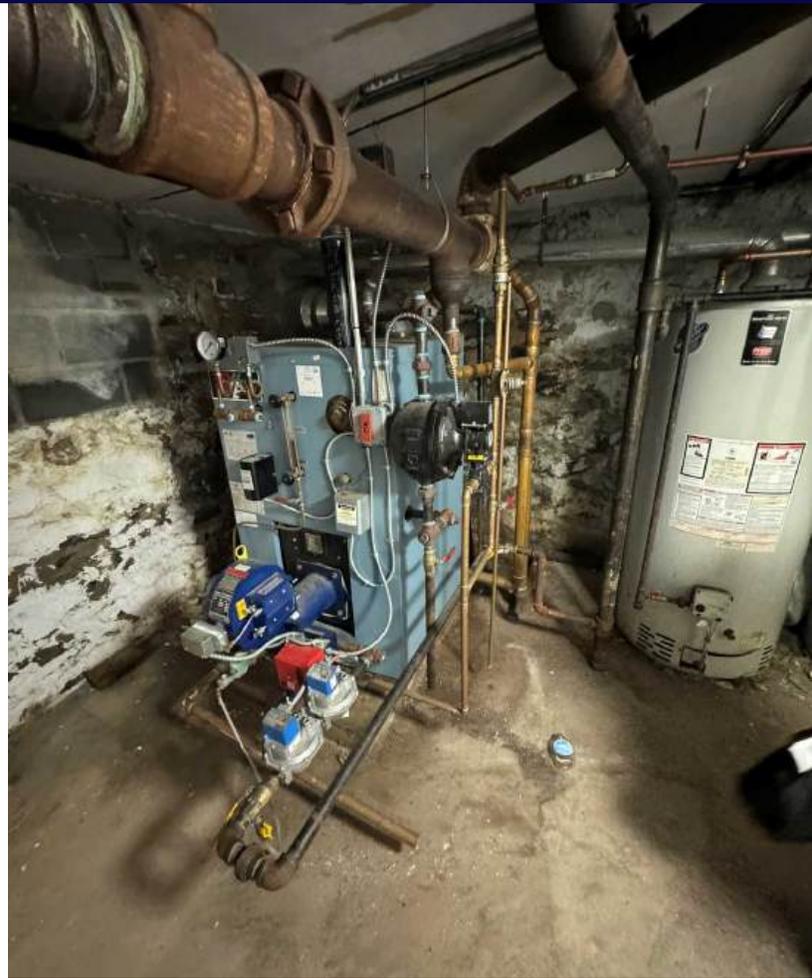
# PROPERTY PHOTOS

902 West Street  
902 West Street | Union City, NJ 07087



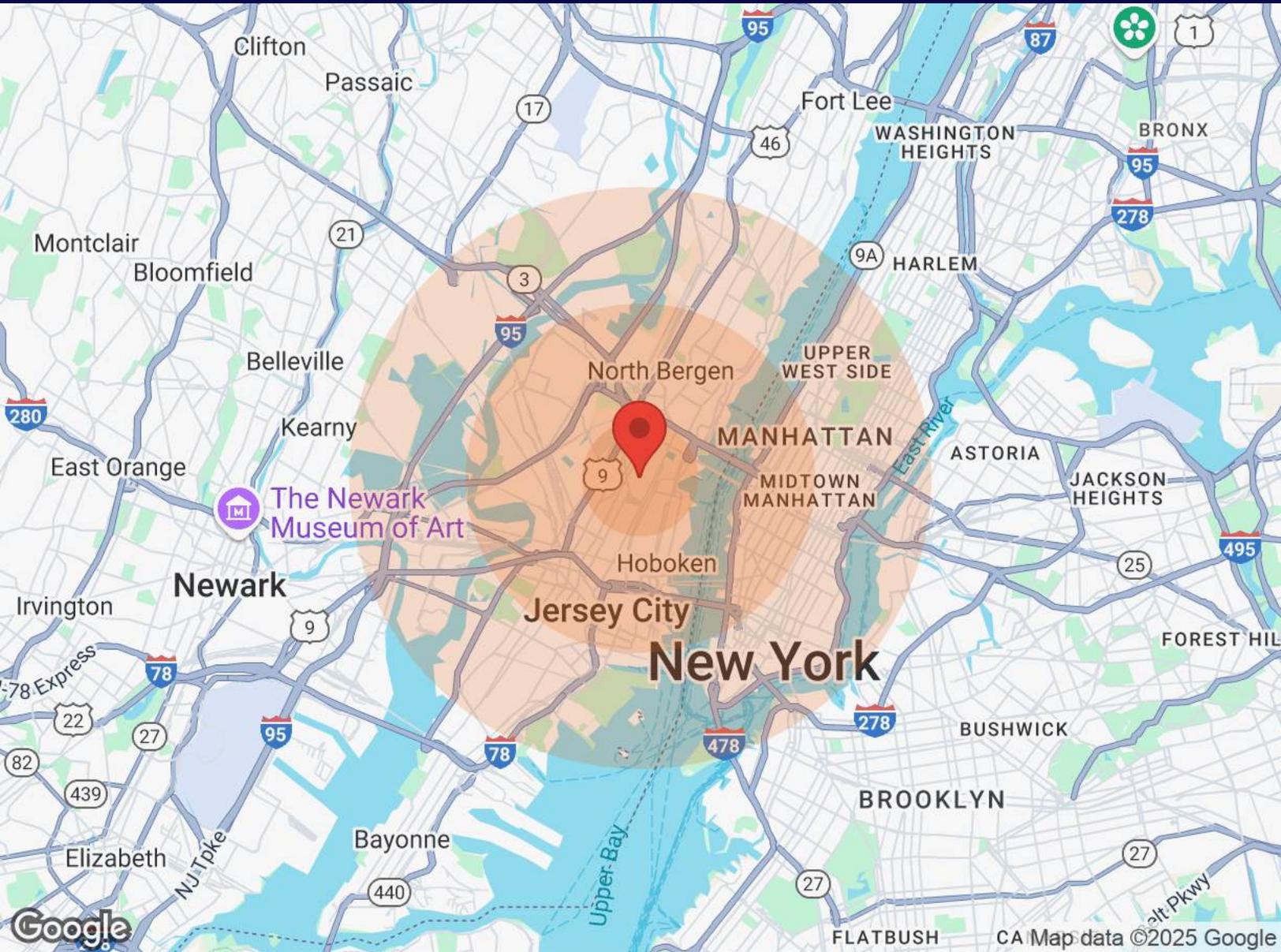
# PROPERTY PHOTOS

902 West Street  
902 West Street | Union City, NJ 07087



# DEMOGRAPHICS

902 West Street  
902 West Street | Union City, NJ 07087



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	53,481	306,986	828,657	Median	\$55,011	\$66,350	\$77,401
Female	53,423	296,901	864,475	< \$15,000	5,054	37,383	102,473
Total Population	106,904	603,887	1,693,132	\$15,000-\$24,999	4,059	24,824	60,478
				\$25,000-\$34,999	3,946	21,946	53,915
<b>Age</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	\$35,000-\$49,999	4,886	27,358	72,543
Ages 0-14	20,318	90,646	238,146	\$50,000-\$74,999	6,260	40,202	114,908
Ages 15-24	11,101	47,588	126,975	\$75,000-\$99,999	5,078	31,335	89,109
Ages 25-54	49,884	290,588	785,134	\$100,000-\$149,999	5,912	38,818	119,177
Ages 55-64	11,995	78,972	233,292	\$150,000-\$199,999	3,023	21,760	65,339
Ages 65+	13,606	96,093	309,585	> \$200,000	3,652	37,902	140,328
<b>Race</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>Housing</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
White	64,586	376,645	1,104,609	Total Units	43,819	307,895	925,220
Black	4,223	32,729	124,628	Occupied	40,338	278,293	828,164
Am In/AK Nat	215	1,225	1,966	Owner Occupied	12,075	71,910	236,076
Hawaiian	6	22	153	Renter Occupied	28,263	206,383	592,088
Hispanic	62,314	222,704	409,795	Vacant	3,481	29,602	97,056
Multi-Racial	58,260	206,264	402,488				

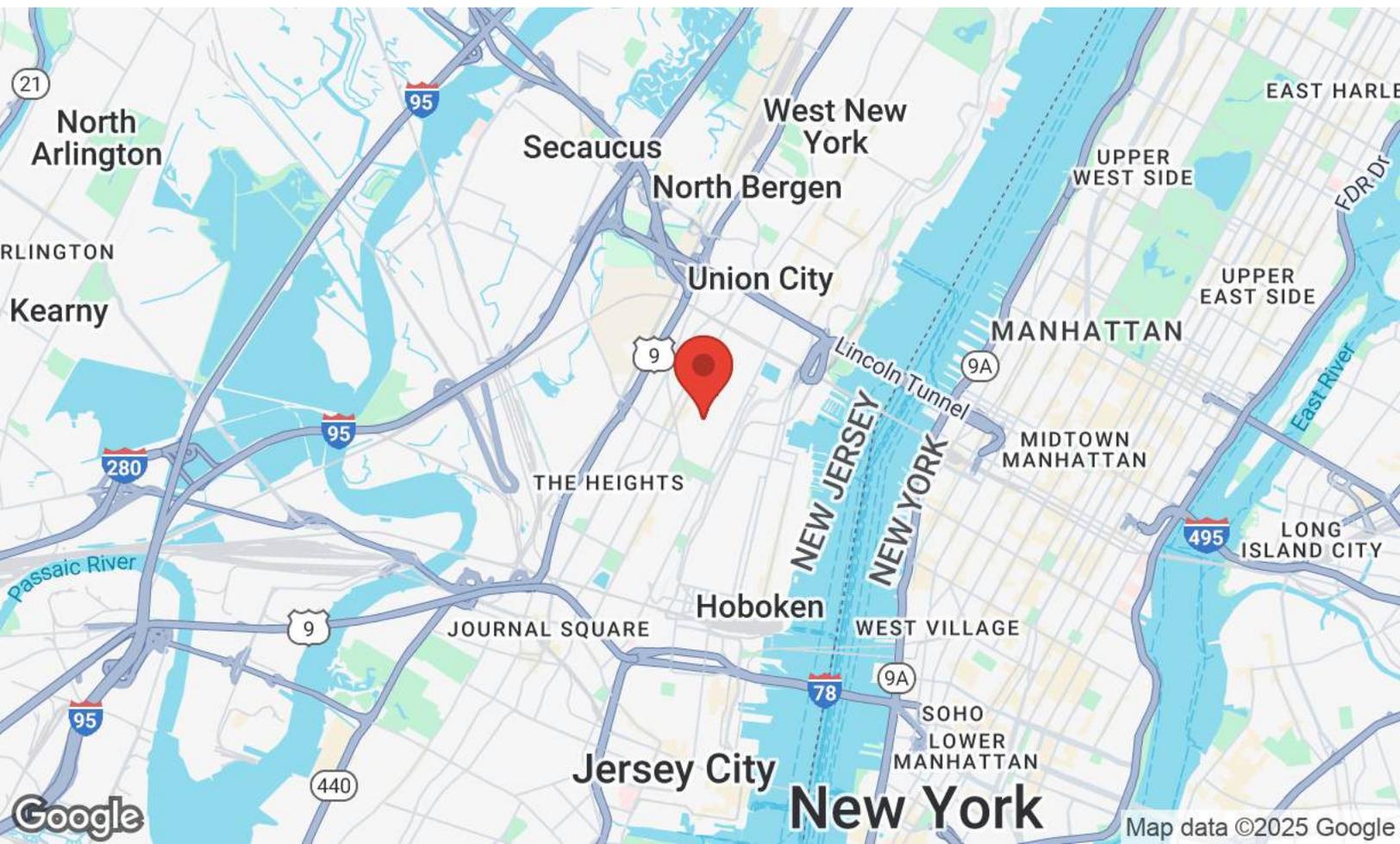
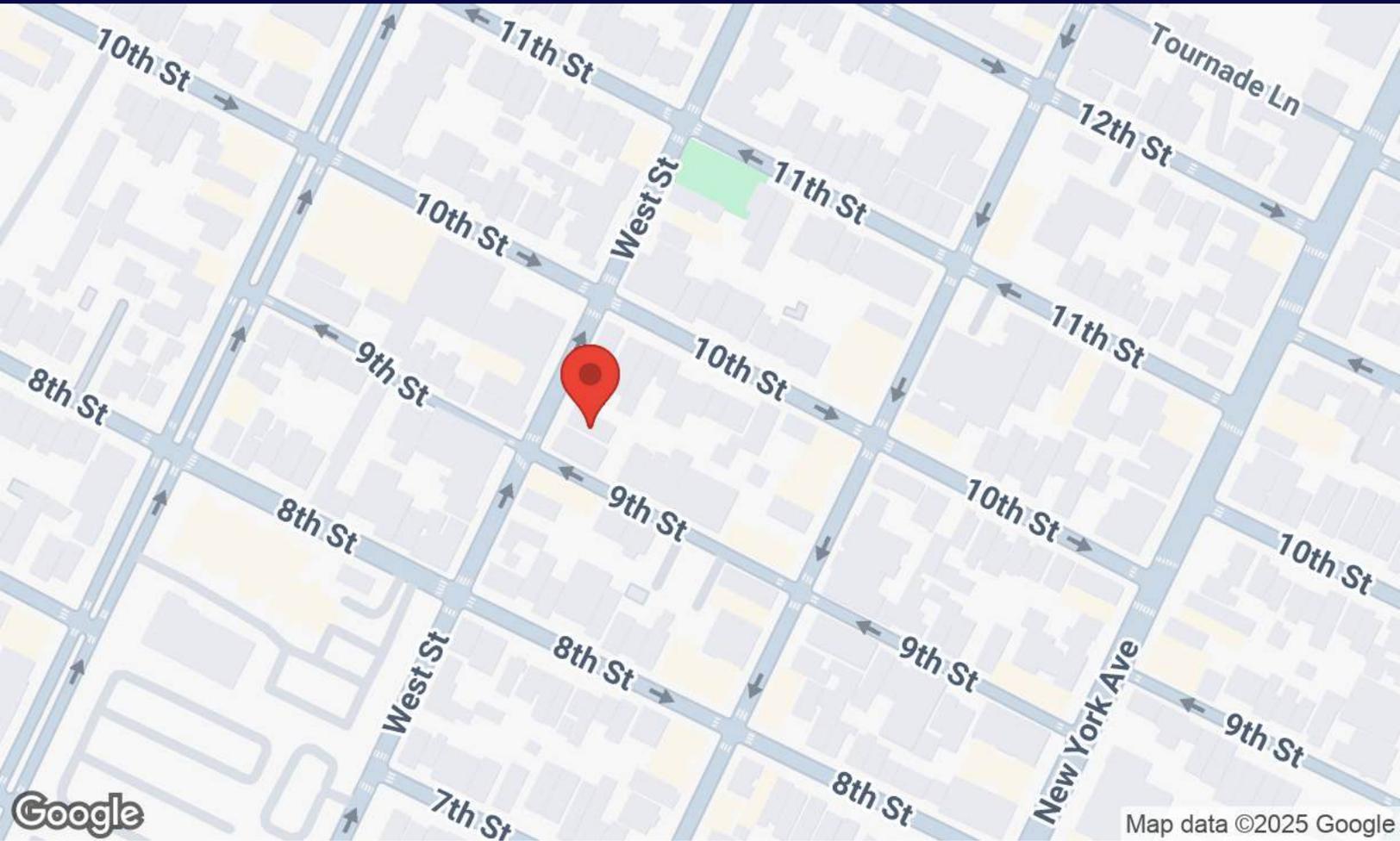
# REGIONAL MAP

902 West Street  
902 West Street | Union City, NJ 07087



# LOCATION MAPS

902 West Street  
902 West Street | Union City, NJ 07087





SECTION II  
INVESTMENT DETAILS

## Unit Mix Report

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<b>Units</b>	<b>Type</b>	<b>Registered</b>	<b>Collected</b>
1L	2BR / 1BA	\$1,328.13	\$1,506.89
1R	2BR / 1BA	\$1,328.13	\$1,392.25
2L	2BR / 1BA	\$1,328.13	\$1,363.25
2R	2BR / 1BA	\$1,328.13	\$1,373.87
3L	2BR / 1BA	\$1,328.13	\$1,357.95
3R	2BR / 1BA	\$1,328.13	\$1,392.25
4L	2BR / 1BA	\$1,328.13	\$1,312.46
4R	2BR / 1BA	\$1,328.13	\$1,312.33
<b>Total</b>		<b>\$10,593.45</b>	<b>\$11,011.25</b>

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# ANNUAL PROPERTY OPERATING DATA

902 West Street  
902 West Street | Union City, NJ 07087

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Description Year Ending	Year 1 05/2026	Year 2 05/2027	Year 3 05/2028	Year 4 05/2029	Year 5 05/2030
<b>Income</b>					
Rental Income	\$132,135	\$137,420	\$142,917	\$148,634	\$154,579
<b>Gross Scheduled Income</b>	<b>\$132,135</b>	<b>\$137,420</b>	<b>\$142,917</b>	<b>\$148,634</b>	<b>\$154,579</b>
<b>Gross Operating Income</b>	<b>\$132,135</b>	<b>\$137,420</b>	<b>\$142,917</b>	<b>\$148,634</b>	<b>\$154,579</b>
<b>Expenses</b>					
Taxes	(\$23,562)	(\$24,387)	(\$25,240)	(\$26,124)	(\$27,038)
Insurance	(\$9,368)	(\$9,696)	(\$10,036)	(\$10,387)	(\$10,750)
Water	(\$15,000)	(\$15,525)	(\$16,068)	(\$16,631)	(\$17,213)
Management	(\$5,285)	(\$5,470)	(\$5,662)	(\$5,860)	(\$6,065)
Repairs	(\$6,409)	(\$6,633)	(\$6,865)	(\$7,105)	(\$7,354)
Utilities	(\$15,209)	(\$15,741)	(\$16,292)	(\$16,863)	(\$17,453)
Other	(\$1,000)	(\$1,035)	(\$1,071)	(\$1,109)	(\$1,148)
<b>Total Operating Expenses</b>	<b>(\$75,833)</b>	<b>(\$78,488)</b>	<b>(\$81,235)</b>	<b>(\$84,078)</b>	<b>(\$87,021)</b>
<b>Operating Expense Ratio</b>	<b>57.39%</b>	<b>57.11%</b>	<b>56.84%</b>	<b>56.57%</b>	<b>56.30%</b>
<b>Net Operating Income</b>	<b>\$56,302</b>	<b>\$58,933</b>	<b>\$61,683</b>	<b>\$64,556</b>	<b>\$67,559</b>



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.



## Christopher Gerena

### Sales Associate

**O:** 201-868-6300

**C:** 201-920-1321

**F:** 201-868-6055

**E:** [c.gerena@realestatenj.com](mailto:c.gerena@realestatenj.com)

Michael Cervelli Real Estate

1 Marine Plaza Suite 304, North Bergen, NJ 07047

Chris Gerena began working in the Real Estate industry in 2017 after a successful 4 years in the marketing industry. Since 2017, Chris has been involved in property management as well as brokerage. Having spent time as a Portfolio Manager for a Real Estate Private Equity group, as well as an Investment Real Estate Agent, Chris offers a unique perspective that allows him to advise clients not only with the potential disposition or acquisitions of investment properties, but also an insight on how to increase the performance of these assets.

In 2022, Chris joined the Cervelli Real Estate and Property Management team, where he focuses on the sales and leasing of Investment Properties in the Hudson County market.

Chris is a lifelong New Jersey resident and graduated from Montclair State in 2014. Outside of Real Estate, Chris is a member of the New Jersey Army National Guard, and during his free time, he enjoys boxing, hiking, reading, and spending time with his wife and family.