

327 Danforth Ave

OFFERING MEMORANDUM

Prepared by:

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327 Danforth Ave
Jersey City, NJ 07305



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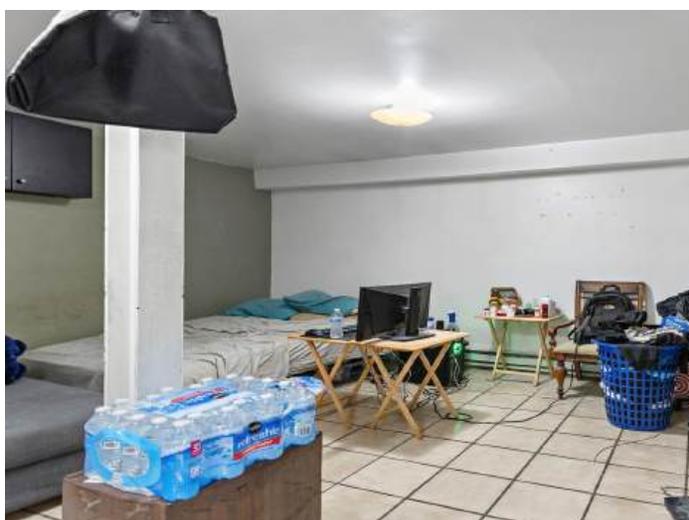
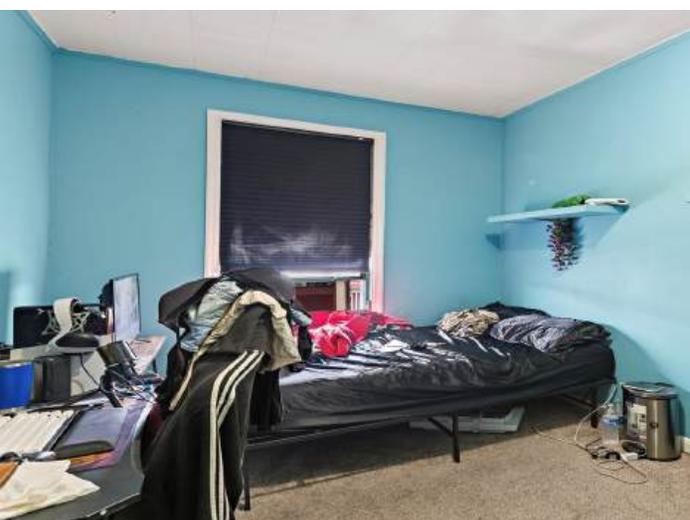
01 **Property Description**
Property Features
Property Images

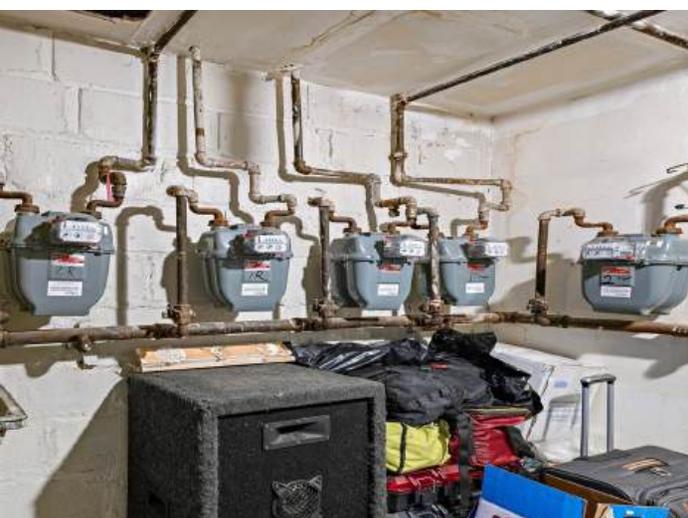
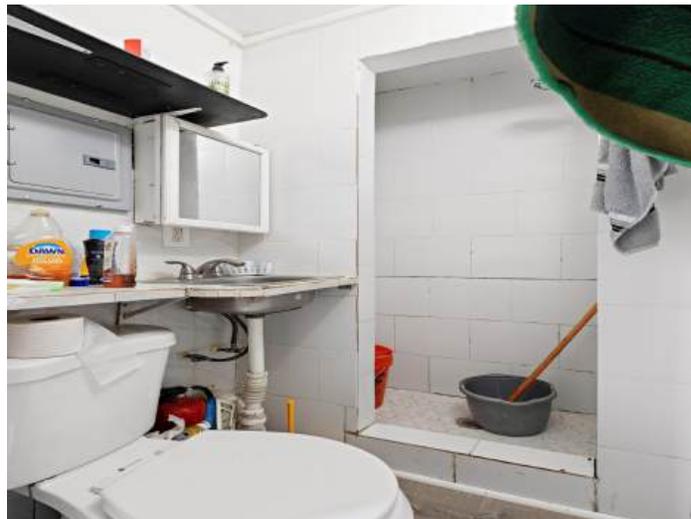
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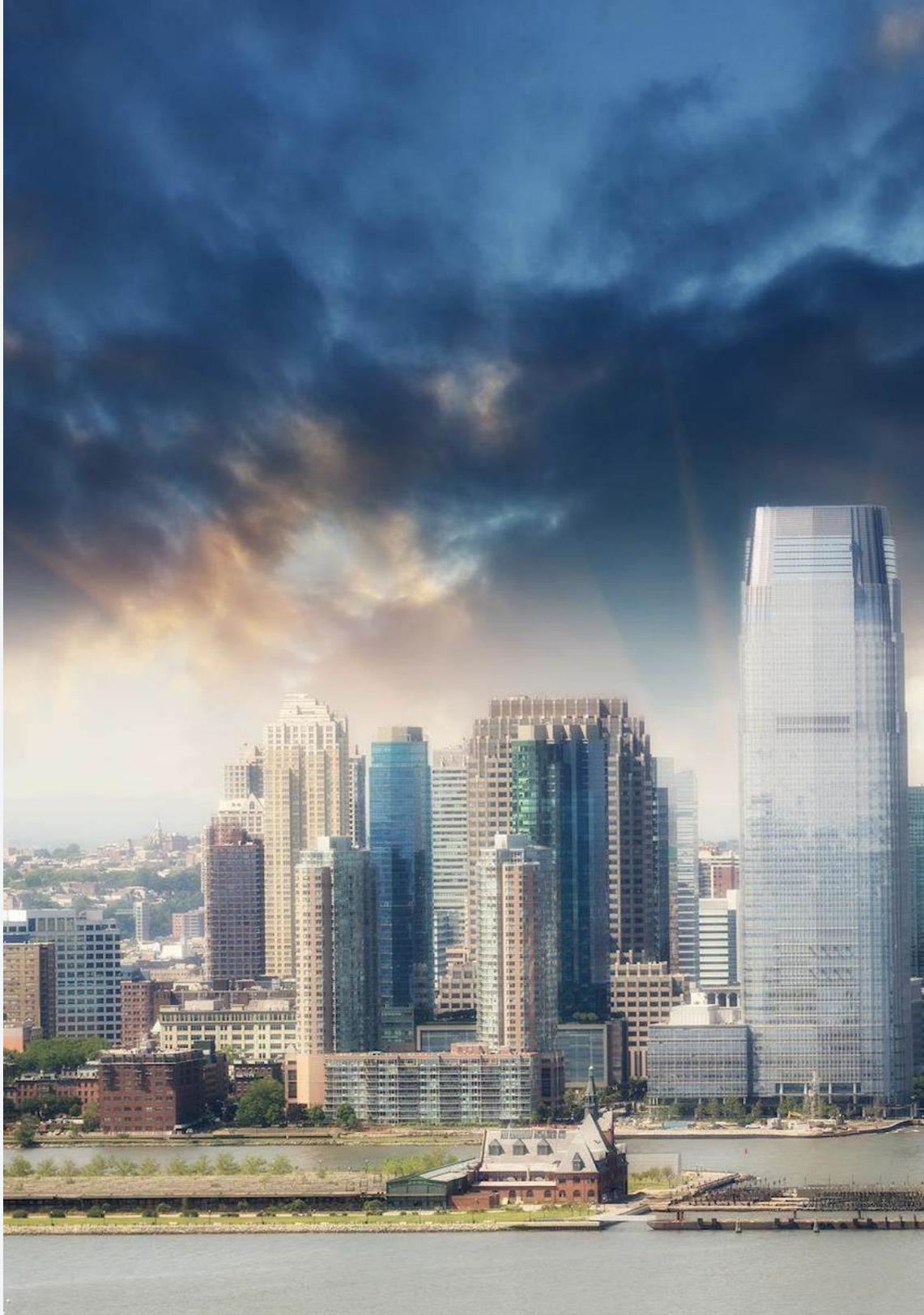


PROPERTY FEATURES

NUMBER OF UNITS	5
BUILDING SF	3,008
NUMBER OF STORIES	2







02

Executive Summary

Investment Summary

327 DANFORTH AVE



OFFERING SUMMARY

ADDRESS	327 Danforth Ave Jersey City NJ 07305
BUILDING SF	3,008 SF
NUMBER OF UNITS	5

FINANCIAL SUMMARY

PRICE	\$849,000
PRICE PSF	\$282.25
PRICE PER UNIT	\$169,800
OCCUPANCY	97.50%
NOI (CURRENT)	\$48,727
NOI (Pro Forma)	\$67,132
CAP RATE (CURRENT)	5.74%
CAP RATE (Pro Forma)	7.91%
CASH ON CASH (CURRENT)	2.68%
CASH ON CASH (Pro Forma)	8.87%
GRM (CURRENT)	10.79
GRM (Pro Forma)	8.70

PROPOSED FINANCING

First Mortgage	
LOAN TYPE	Amortized
DOWN PAYMENT	\$297,150
LOAN AMOUNT	\$551,850
INTEREST RATE	6.25%
LOAN TERMS	5
ANNUAL DEBT SERVICE	\$40,774
LOAN TO VALUE	65%
AMORTIZATION PERIOD	30 Years

Direct Access to JFK Boulevard

- Just one block away from one of Jersey City's main north-south corridors, offering direct connections to multiple neighborhoods, NJ Transit bus routes, local businesses, and quick access to highways — with the benefit of being close but not on the high-traffic street.

High Walk Score & High Visibility

- With a Walk Score of 80/100, the property offers excellent local access to goods, services, and community resources. Danforth Avenue also sees more than 8,200 vehicles per day, providing outstanding exposure for businesses or boosting rental appeal.

Transit Options Nearby

- The Hudson-Bergen Light Rail's Danforth Avenue station is close by and fully accessible, supporting mobility for residents and visitors. The West Side Avenue station is also within reach, providing an alternate light rail connection for commuting and city travel.

Seize the Opportunity

- This five-unit apartment building features 3 one-bedroom units and 2 two-bedroom units, with added income potential from three storage spaces and a parking. A new Green Card was issued in 2024 confirming compliance with local safety regulations. Conveniently located near both the West Side Avenue station and the Hudson-Bergen Light Rail's Danforth Avenue station, the property offers accessible connections throughout Jersey City and beyond. On-site parking in both the front and back is a rare asset in this market, and its position just off Danforth Avenue — with more than 8,200 vehicles passing daily — boosts both tenant appeal and long-term investment value.



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Location

Location Summary

Local Business Map

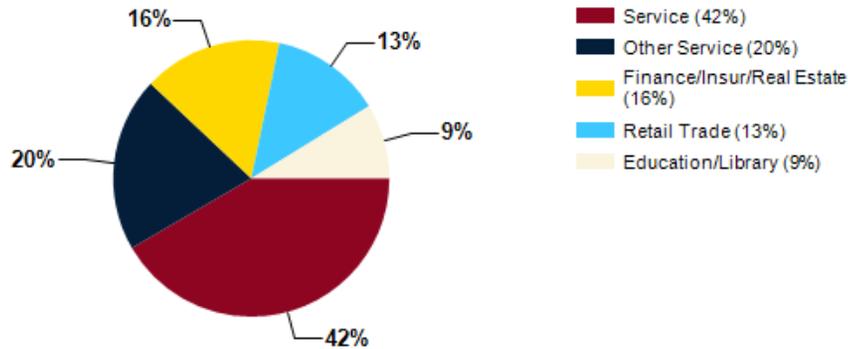
327 DANFORTH AVE



Location Highlights

- Jersey City, New Jersey, is a thriving urban hub directly across the Hudson River from Manhattan, known for its diverse neighborhoods, robust public transit network, and rapidly growing economy. As the state's second-largest city, it offers a dynamic mix of cultural attractions, waterfront parks, thriving business districts, and residential communities — all supported by excellent access to New York City and the greater metropolitan area.

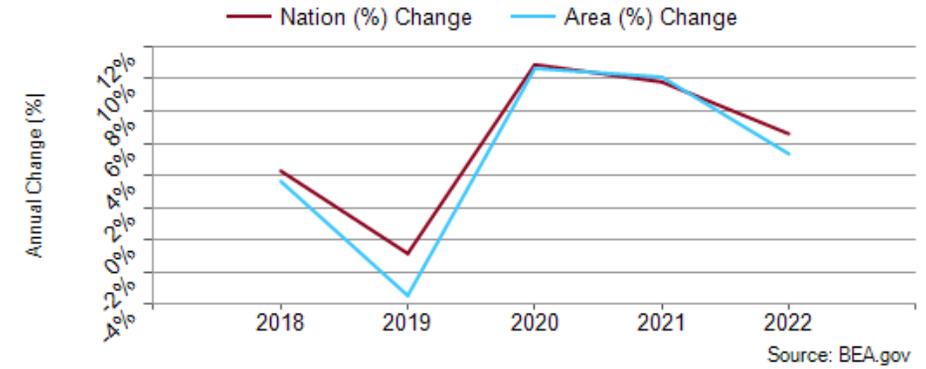
Major Industries by Employee Count



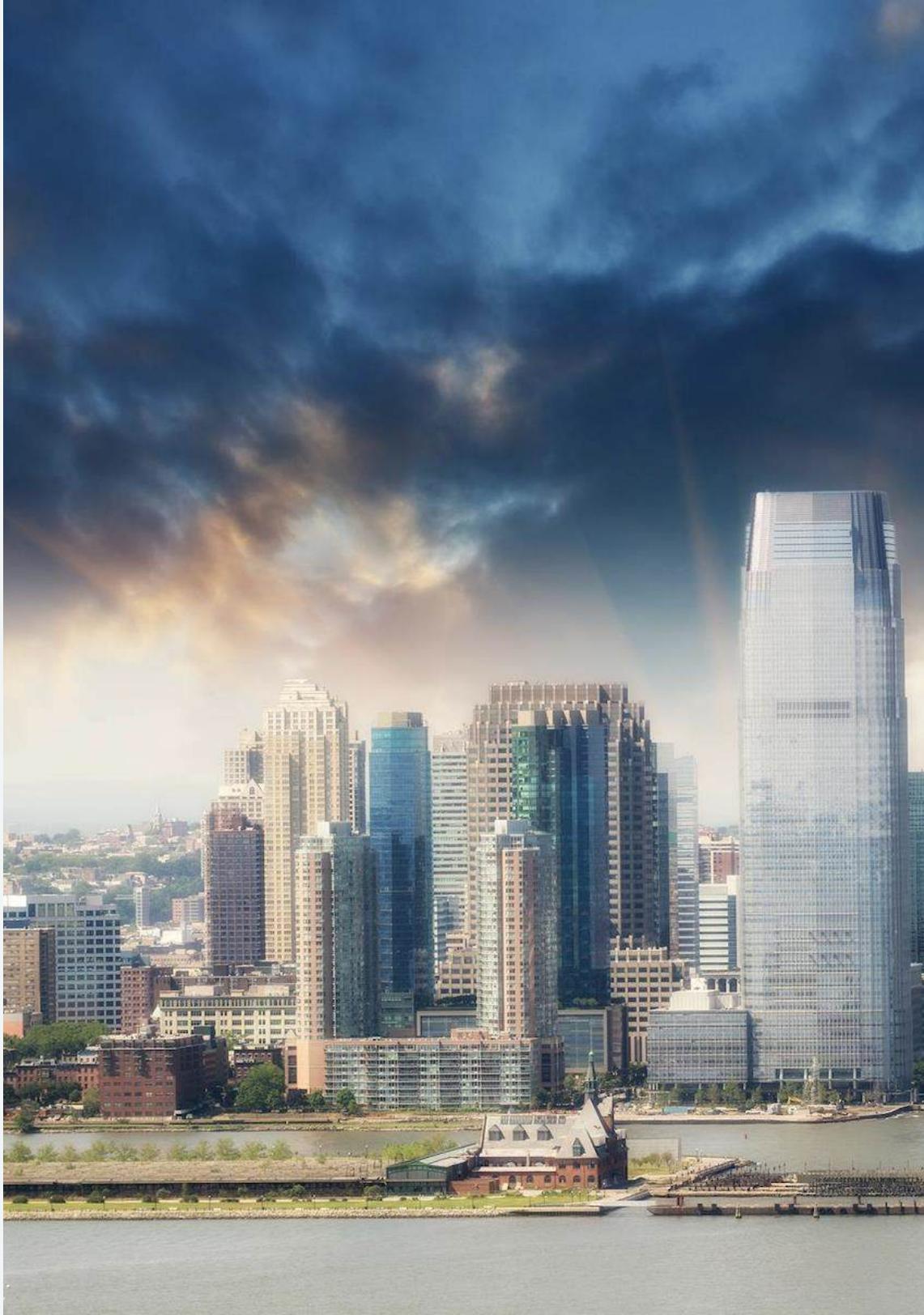
Largest Employers

Jersey City Medical Center	3,000
Jersey City Public Schools	2,110
Jersey City Police Department	975
Jersey City Fire Department	667
RWJBarnabas Health	1,000
Hudson County Community College	500
BetMGM LLC	300
Organon Pharmaceuticals	200

Hudson County GDP Trend







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Demographics

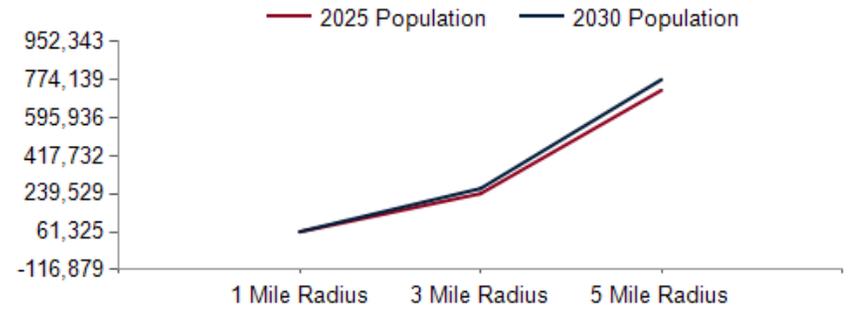
General Demographics

327 DANFORTH AVE

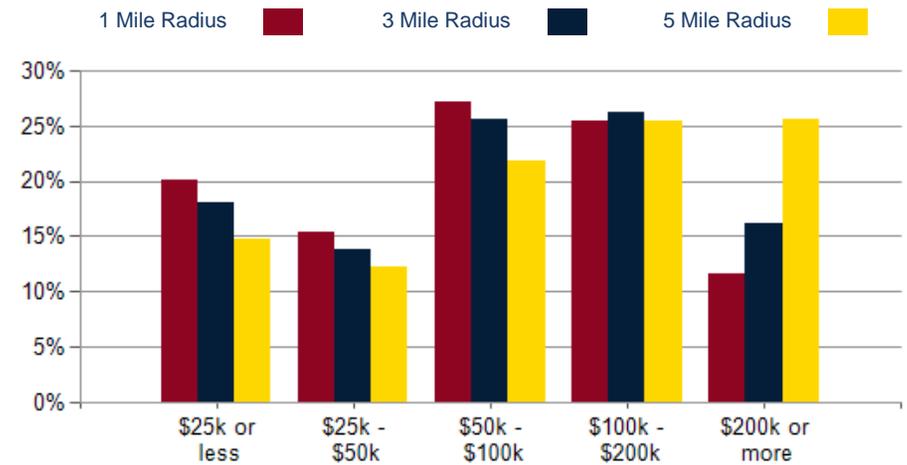


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	53,322	197,194	538,506
2010 Population	53,244	197,510	590,046
2025 Population	61,325	240,481	724,496
2030 Population	62,208	264,451	774,139
2025 African American	26,087	62,963	115,943
2025 American Indian	466	1,865	5,624
2025 Asian	10,450	48,276	134,805
2025 Hispanic	16,848	66,896	211,122
2025 Other Race	10,516	38,163	121,543
2025 White	7,975	63,178	258,421
2025 Multiracial	5,792	25,764	87,551
2025-2030: Population: Growth Rate	1.45%	9.60%	6.65%

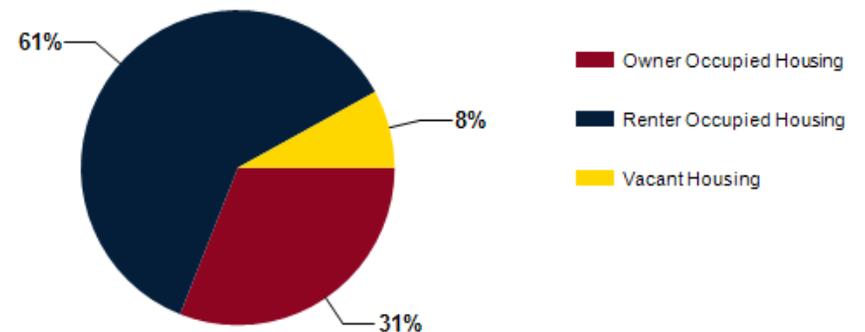
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,782	10,902	28,083
\$15,000-\$24,999	1,643	5,942	15,593
\$25,000-\$34,999	1,437	5,067	13,772
\$35,000-\$49,999	1,953	7,872	22,492
\$50,000-\$74,999	3,466	13,567	35,663
\$75,000-\$99,999	2,515	10,350	28,579
\$100,000-\$149,999	4,104	16,307	47,207
\$150,000-\$199,999	1,487	8,144	27,812
\$200,000 or greater	2,557	15,082	75,531
Median HH Income	\$72,564	\$81,555	\$102,458
Average HH Income	\$99,402	\$115,465	\$163,500



2025 Household Income

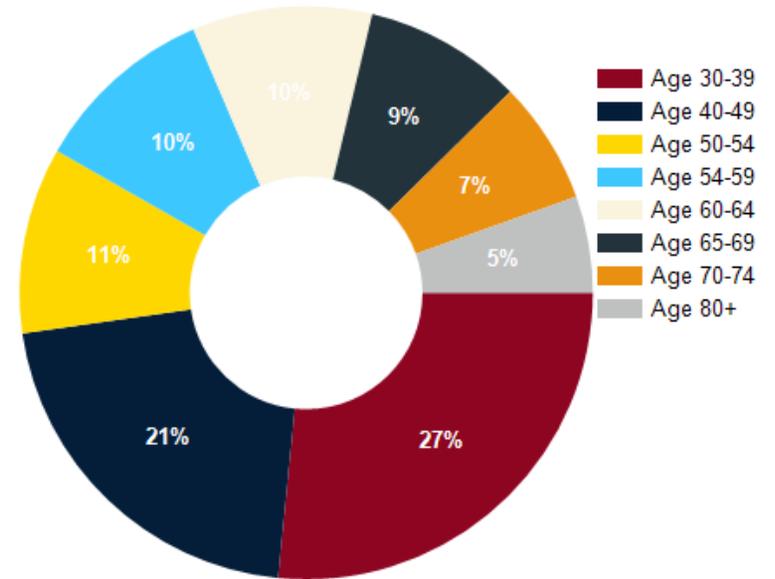


2025 Own vs. Rent - 1 Mile Radius

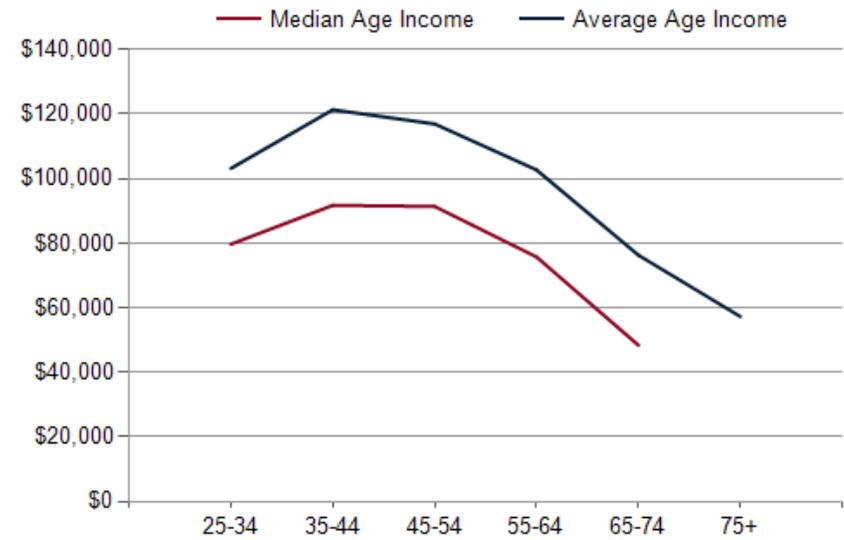


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	4,897	25,159	83,306
2025 Population Age 35-39	4,433	22,093	69,505
2025 Population Age 40-44	3,991	17,881	56,164
2025 Population Age 45-49	3,444	14,291	44,492
2025 Population Age 50-54	3,693	13,462	39,603
2025 Population Age 55-59	3,623	12,664	35,960
2025 Population Age 60-64	3,563	12,221	33,070
2025 Population Age 65-69	3,128	10,559	28,423
2025 Population Age 70-74	2,438	8,274	22,477
2025 Population Age 75-79	1,912	6,011	16,273
2025 Population Age 80-84	1,123	3,545	9,376
2025 Population Age 85+	842	2,732	7,619
2025 Population Age 18+	47,444	191,158	585,890
2025 Median Age	37	36	35
2030 Median Age	38	37	36



2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,667	\$96,167	\$120,718
Average Household Income 25-34	\$103,150	\$126,460	\$178,464
Median Household Income 35-44	\$91,733	\$103,786	\$129,342
Average Household Income 35-44	\$121,345	\$139,930	\$195,277
Median Household Income 45-54	\$91,392	\$99,301	\$117,852
Average Household Income 45-54	\$116,950	\$131,093	\$190,257
Median Household Income 55-64	\$75,732	\$78,483	\$92,608
Average Household Income 55-64	\$102,711	\$110,576	\$156,313
Median Household Income 65-74	\$48,347	\$52,371	\$56,010
Average Household Income 65-74	\$76,285	\$83,614	\$109,657
Average Household Income 75+	\$57,263	\$61,761	\$77,266





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Rent Roll

Rent Roll

327 DANFORTH AVE



Unit	Unit Mix	Current Rent	Market Rent
1	1 bd + 1 ba	\$1,257.00	\$1,500.00
2	2 bd + 1 ba	\$1,208.00	\$1,800.00
3	1 bd + 1 ba	\$1,224.00	\$1,500.00
4	1 bd + 1 ba	\$1,243.00	\$1,500.00
5	2 bd + 1 ba	\$1,612.00	\$1,800.00
Totals / Averages		\$6,544.00	\$8,100.00



06

Financial Analysis

Income & Expense Analysis

Cash Flow Analysis

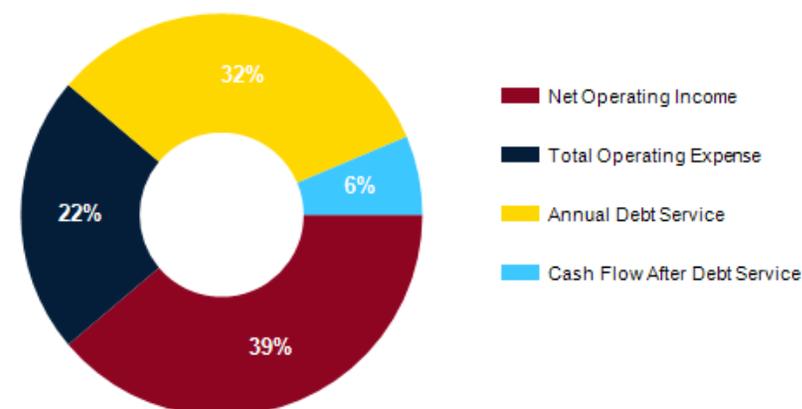
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REVENUE ALLOCATION

CURRENT

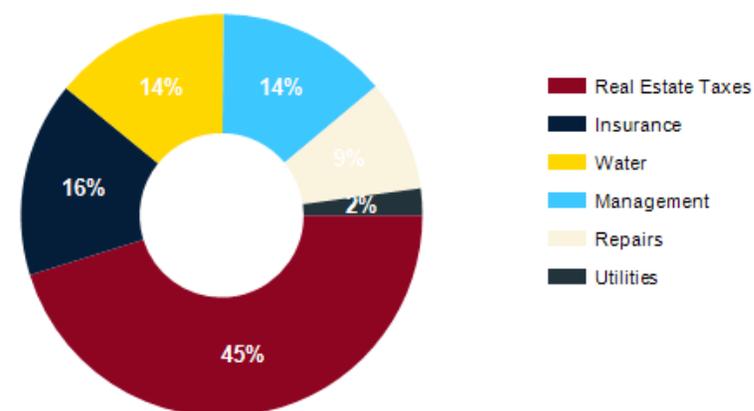
INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$78,528	99.8%	\$97,200	99.6%
Storage 1	\$125	0.2%	\$125	0.1%
Storage 2			\$100	0.1%
Storage 3			\$100	0.1%
Parking	\$50	0.1%	\$50	0.1%
Gross Potential Income	\$78,703		\$97,575	
General Vacancy	-2.50%		-2.50%	
Effective Gross Income	\$76,740		\$95,145	
Less Expenses	\$28,013	36.50%	\$28,013	29.44%
Net Operating Income	\$48,727		\$67,132	
Annual Debt Service	\$40,774		\$40,774	
Cash flow	\$7,953		\$26,358	
Debt Coverage Ratio	1.20		1.65	



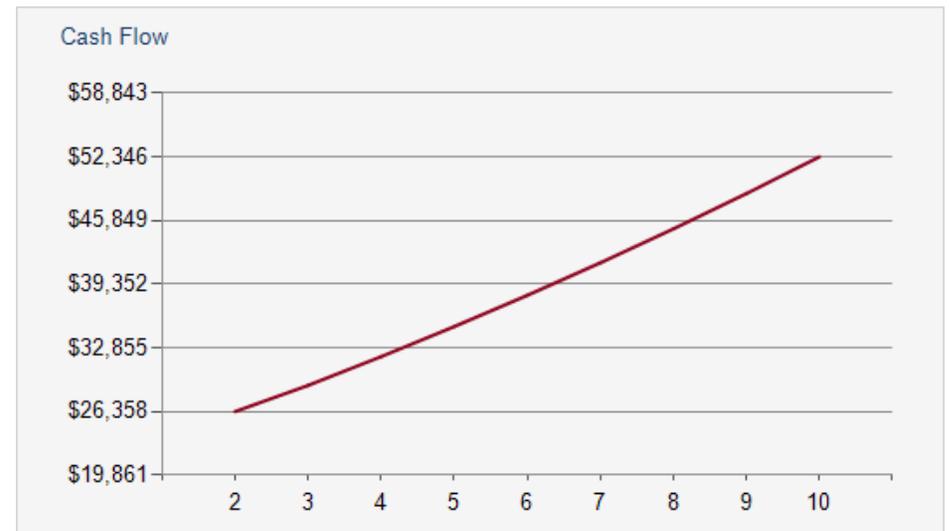
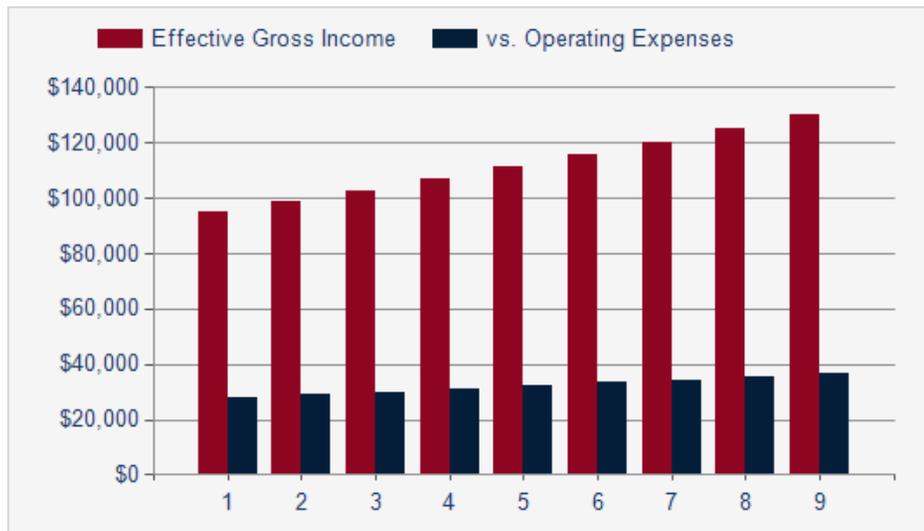
EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$12,663	\$2,533	\$12,663	\$2,533
Insurance	\$4,394	\$879	\$4,394	\$879
Water	\$4,000	\$800	\$4,000	\$800
Management	\$3,856	\$771	\$3,856	\$771
Repairs	\$2,500	\$500	\$2,500	\$500
Utilities	\$600	\$120	\$600	\$120
Total Operating Expense	\$28,013	\$5,603	\$28,013	\$5,603
Annual Debt Service	\$40,774		\$40,774	
Expense / SF	\$9.31		\$9.31	
% of EGI	36.50%		29.44%	

DISTRIBUTION OF EXPENSES

CURRENT



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Gross Scheduled Rent	\$78,528	\$97,200	\$101,088	\$105,132	\$109,337	\$113,710	\$118,259	\$122,989	\$127,909	\$133,025
Storage 1	\$125	\$125	\$130	\$135	\$141	\$146	\$152	\$158	\$164	\$171
Storage 2		\$100	\$104	\$108	\$112	\$117	\$122	\$127	\$132	\$137
Storage 3		\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parking	\$50	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gross Potential Income	\$78,703	\$97,575	\$101,322	\$105,375	\$109,590	\$113,973	\$118,532	\$123,274	\$128,205	\$133,333
General Vacancy	-2.50%	-2.50%	-2.50%	-2.50%	-2.50%	-2.50%	-2.50%	-2.50%	-2.50%	-2.50%
Effective Gross Income	\$76,740	\$95,145	\$98,795	\$102,747	\$106,856	\$111,131	\$115,576	\$120,199	\$125,007	\$130,007
Operating Expenses										
Real Estate Taxes	\$12,663	\$12,663	\$13,106	\$13,565	\$14,040	\$14,531	\$15,040	\$15,566	\$16,111	\$16,675
Insurance	\$4,394	\$4,394	\$4,548	\$4,707	\$4,872	\$5,042	\$5,219	\$5,401	\$5,590	\$5,786
Water	\$4,000	\$4,000	\$4,140	\$4,285	\$4,435	\$4,590	\$4,751	\$4,917	\$5,089	\$5,267
Management	\$3,856	\$3,856	\$3,991	\$4,131	\$4,275	\$4,425	\$4,580	\$4,740	\$4,906	\$5,078
Repairs	\$2,500	\$2,500	\$2,588	\$2,678	\$2,772	\$2,869	\$2,969	\$3,073	\$3,181	\$3,292
Utilities	\$600	\$600	\$621	\$643	\$665	\$689	\$713	\$738	\$763	\$790
Total Operating Expense	\$28,013	\$28,013	\$28,993	\$30,008	\$31,059	\$32,146	\$33,271	\$34,435	\$35,640	\$36,888
Net Operating Income	\$48,727	\$67,132	\$69,801	\$72,738	\$75,798	\$78,985	\$82,305	\$85,764	\$89,367	\$93,119
Annual Debt Service	\$40,774	\$40,774	\$40,774	\$40,774	\$40,774	\$40,774	\$40,774	\$40,774	\$40,774	\$40,774
Cash Flow	\$7,953	\$26,358	\$29,027	\$31,964	\$35,024	\$38,211	\$41,531	\$44,990	\$48,593	\$52,346





07

Company Profile

Advisor Profile

327 DANFORTH AVE



Christopher Cervelli
Broker Associate

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
Associate

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.