

5022 Bergenline Ave

West New York, NJ 07093



3 Mixed Use



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Asking Price: \$1,050,000

Property Highlights

- Units: 3
- Stories: 3

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SECTION I
PROPERTY OVERVIEW

INVESTMENT DETAILS

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Analysis

Analysis Date April 2025

Property

Property Type Mixed Use
Property 5022 Bergenline Ave
Address 5022 Bergenline Avenue
City, State West New York, NJ 07093

Purchase Information

Purchase Price \$1,050,000
Tenants 3
Total Rentable SF 2,239
Resale Valuation 5.00% (Capitalization of NOI)

Income & Expense

Gross Operating Income \$74,100
Monthly GOI \$6,175
Total Annual Expenses (\$28,046)
Monthly Expenses (\$2,337)

Financial Information

Initial Equity \$538,125
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	\$511,875	5 years	30 years	6.50%	\$3,235	



Property Summary

Price: \$1,050,000
Type: Mixed Use

Property Overview

Three-story mixed-use property located in a prime location. This property offers upside in rents creating a strong value-add opportunity. The residential units offer a 39% potential increase in rents, while the commercial space is leased through 2028 with increases. The property includes two residential units, each featuring three bedrooms.

Location Overview

West New York, New Jersey, is a bustling town along the Hudson River, offering stunning Manhattan skyline views. This thriving community is characterized by its proximity to New York City, situated just across the river, making it a sought-after destination for commuters and urban enthusiasts. With excellent transportation options, a diverse community, and investment opportunities, it's a prime location for residents and real estate investors alike.

PROPERTY DESCRIPTION

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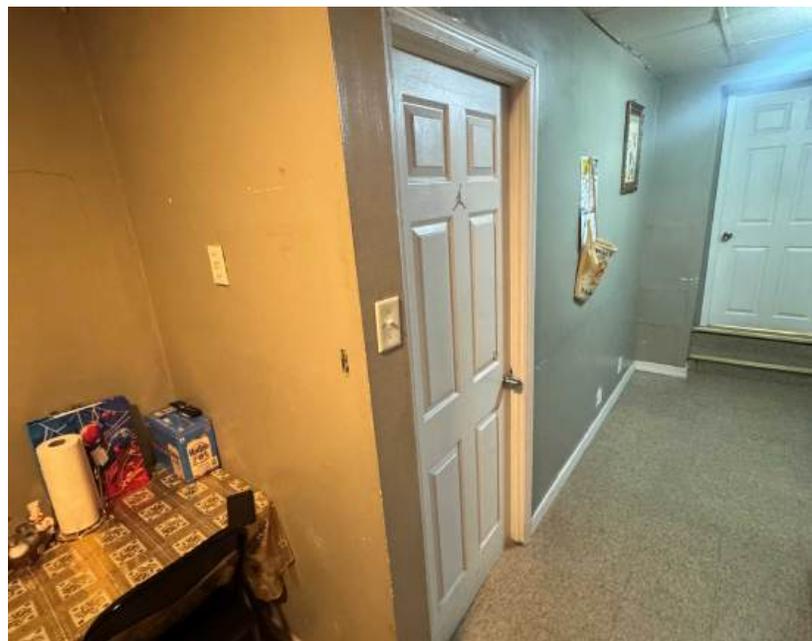
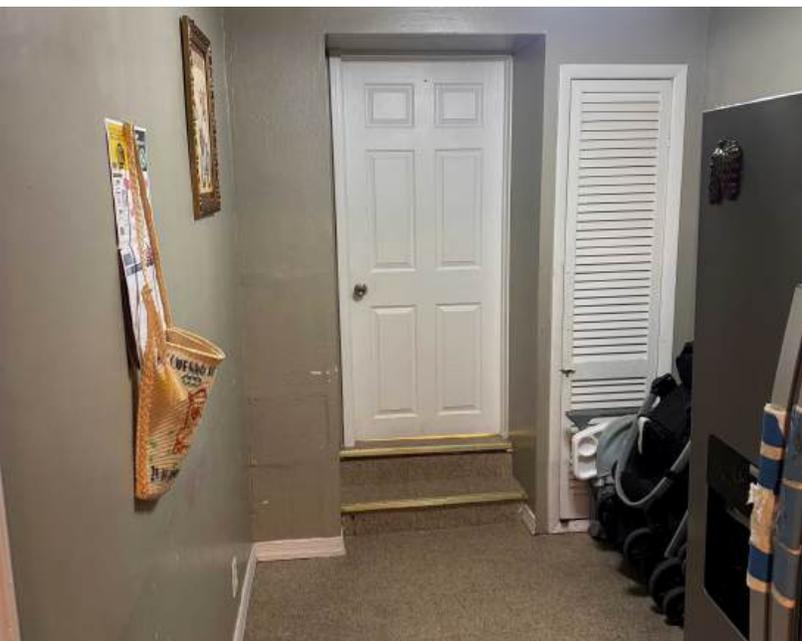
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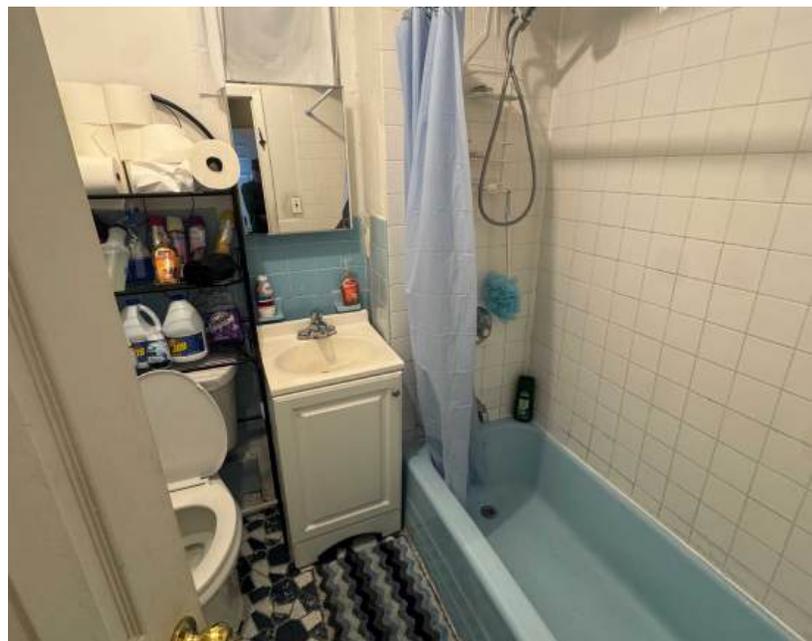
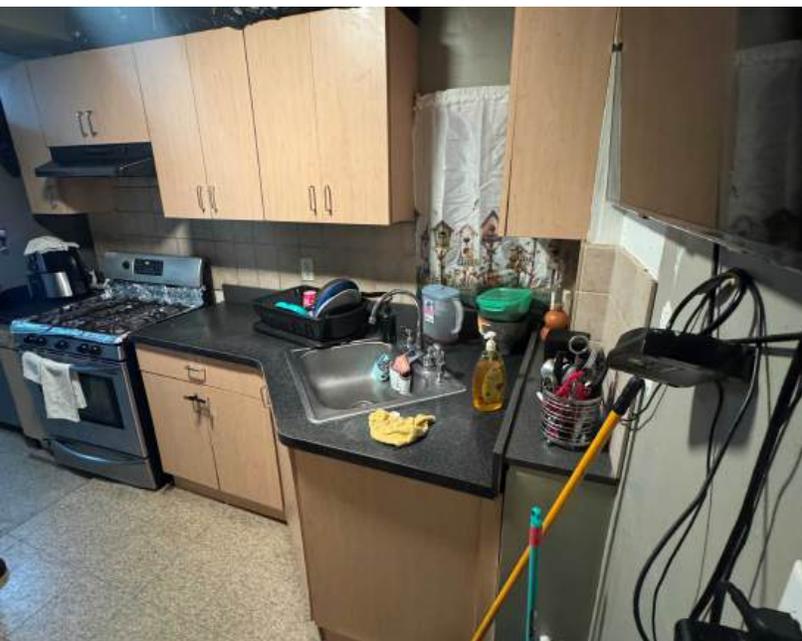
PROPERTY PHOTOS

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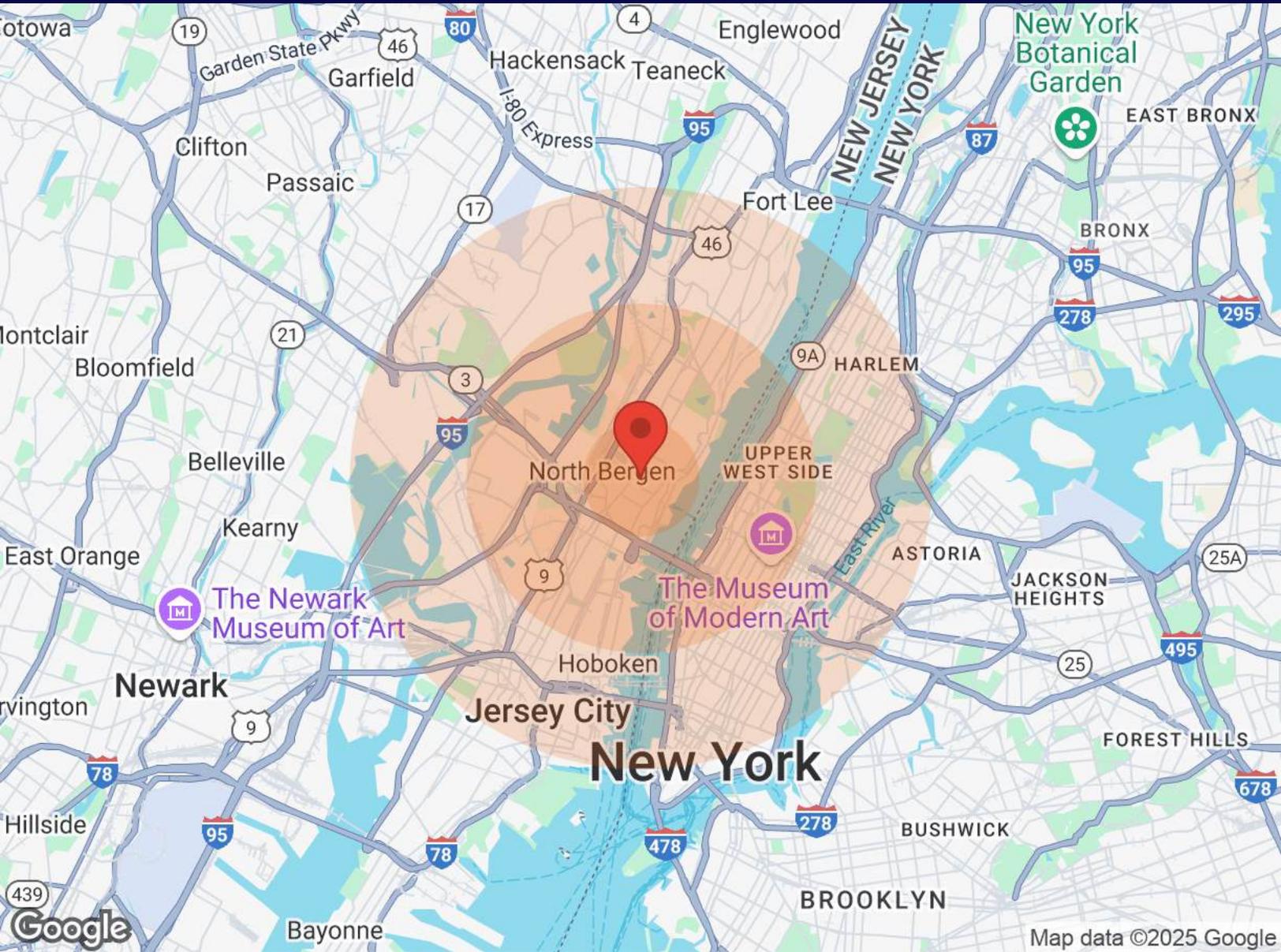
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DEMOGRAPHICS

5022 Bergenline Ave
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Population	1 Mile	3 Miles	5 Miles
Male	52,604	315,499	952,555
Female	51,553	320,336	1,012,090
Total Population	104,157	635,835	1,964,645
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	19,812	96,744	283,785
Ages 15-24	11,203	51,822	157,875
Ages 25-54	45,203	286,187	910,384
Ages 55-64	12,003	86,722	264,671
Ages 65+	15,936	114,360	347,930
Race	1 Mile	3 Miles	5 Miles
White	63,802	439,858	1,203,291
Black	3,080	30,271	212,695
Am In/AK Nat	702	1,274	3,761
Hawaiian	13	22	205
Hispanic	83,979	241,135	541,335
Multi-Racial	64,844	207,594	553,936

Income	1 Mile	3 Miles	5 Miles
Median	\$44,602	\$72,050	\$70,693
< \$15,000	6,652	36,949	131,951
\$15,000-\$24,999	5,545	24,828	75,294
\$25,000-\$34,999	4,417	22,321	66,223
\$35,000-\$49,999	5,231	29,016	86,828
\$50,000-\$74,999	6,777	41,492	131,155
\$75,000-\$99,999	3,885	32,008	97,489
\$100,000-\$149,999	3,231	41,269	127,991
\$150,000-\$199,999	1,762	22,510	68,195
> \$200,000	1,098	47,182	142,355

Housing	1 Mile	3 Miles	5 Miles
Total Units	41,296	323,516	1,021,688
Occupied	38,517	288,751	920,735
Owner Occupied	8,755	85,967	242,836
Renter Occupied	29,762	202,784	677,899
Vacant	2,779	34,765	100,953

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SECTION II
INVESTMENT DETAILS

Unit Mix Report

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Unit Mix Report

Units	Type	Collected	Market
Commercial		\$3,200	\$3,400
Apt 1	3BR	\$1,600	\$2,300
Apt 2	3BR	\$1,700	\$2,300
Total		\$6,500	\$8,000

ANNUAL PROPERTY OPERATING DATA

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Description Year Ending	Year 1 03/2026	Year 2 03/2027	Year 3 03/2028	Year 4 03/2029	Year 5 03/2030
Income					
Rental Income	\$78,000	\$81,120	\$84,365	\$87,739	\$91,249
Gross Scheduled Income	\$78,000	\$81,120	\$84,365	\$87,739	\$91,249
General Vacancy	(\$3,900)	(\$4,056)	(\$4,218)	(\$4,387)	(\$4,562)
Gross Operating Income	\$74,100	\$77,064	\$80,147	\$83,352	\$86,687
Expenses					
Taxes	(\$15,692)	(\$16,241)	(\$16,810)	(\$17,398)	(\$18,007)
Insurance	(\$6,048)	(\$6,260)	(\$6,479)	(\$6,706)	(\$6,940)
PSEG	(\$960)	(\$994)	(\$1,028)	(\$1,064)	(\$1,102)
Water & Sewer	(\$1,200)	(\$1,242)	(\$1,285)	(\$1,330)	(\$1,377)
Management (4%)	(\$3,146)	(\$3,257)	(\$3,371)	(\$3,488)	(\$3,611)
Maintenance	(\$1,000)	(\$1,035)	(\$1,071)	(\$1,109)	(\$1,148)
Total Operating Expenses	(\$28,046)	(\$29,028)	(\$30,044)	(\$31,096)	(\$32,184)
Operating Expense Ratio	37.85%	37.67%	37.49%	37.31%	37.13%
Net Operating Income	\$46,054	\$48,036	\$50,103	\$52,257	\$54,503



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.



Christopher Gerena

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Michael Cervelli Real Estate

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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.