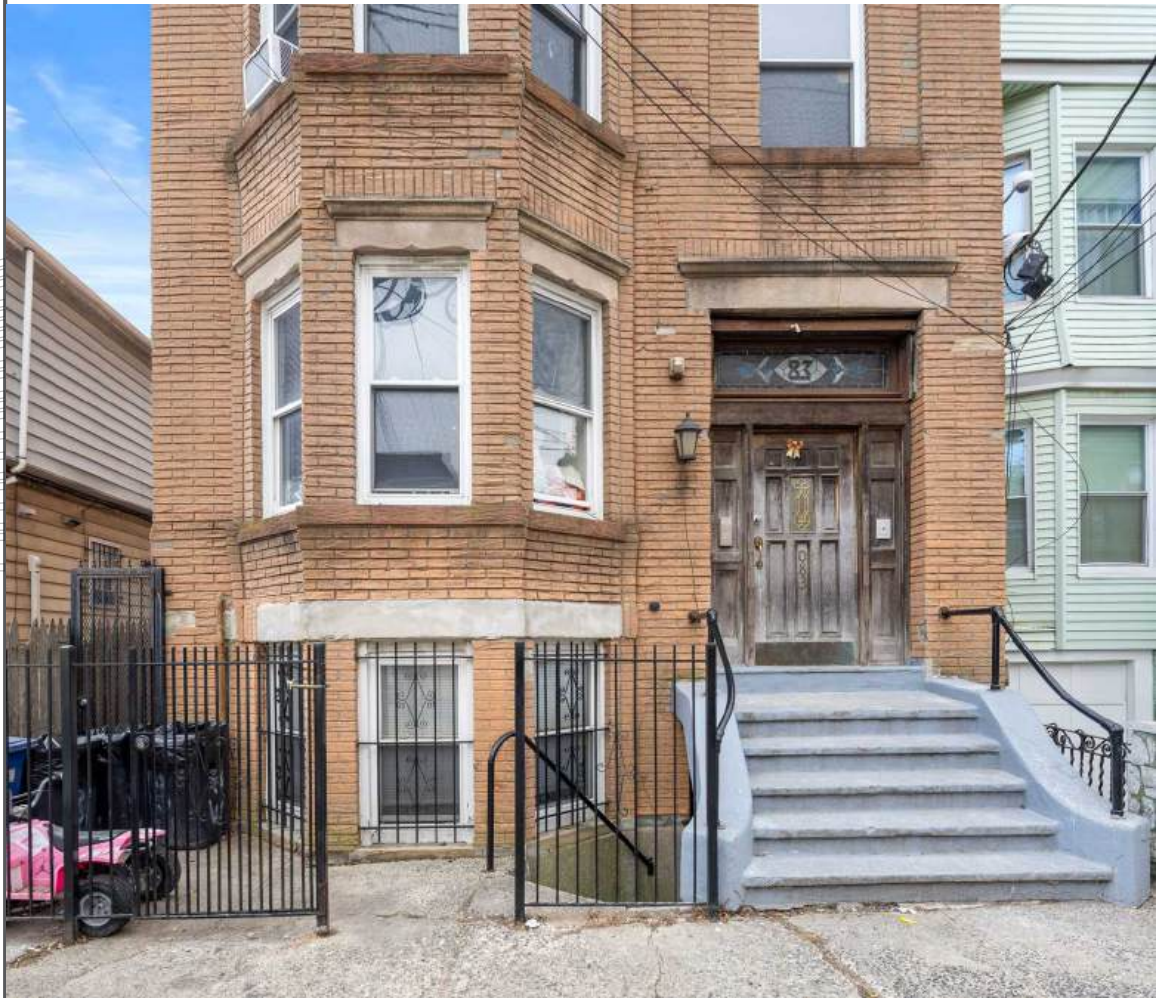


83 Wilkinson Ave

Jersey City, NJ 07305



4 Unit Apartment
Building



1 Marine Plaza Suite 304
North Bergen, NJ 07047
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GARY BAEZ
Sales Associate
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New Jersey

Asking Price: \$949,000

Property Highlights

- Units: 4
- Stories: 3
- Walk Score: 83
- Transit Score: 71

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SECTION I
PROPERTY OVERVIEW

INVESTMENT DETAILS

83 Wilkinson Ave
83 Wilkinson Avenue | Jersey City, NJ 07305

04

Analysis

Analysis Date March 2025

Property

Property Type Multifamily
Property 83 Wilkinson Ave
Address 83 Wilkinson Avenue
City, State Jersey City, NJ 07305

Purchase Information

Purchase Price \$949,000
Units 4
Total Rentable SF 0
Resale Valuation 5.00% (Capitalization of NOI)

Income & Expense

Gross Operating Income \$86,640
Monthly GOI \$7,220
Total Annual Expenses (\$26,391)
Monthly Expenses (\$2,199)

Financial Information

Initial Equity \$237,250
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	\$711,750	10 years	30 years	7.50%	\$4,977	

PROPERTY SUMMARY

83 Wilkinson Ave
83 Wilkinson Avenue | Jersey City, NJ 07305

05



Property Summary

Price: \$949,000
Zoning: R-1

Property Overview

This three-story, four-unit apartment building features two three-bedroom units and two four-bedroom units. The property boasts a Walk Score of 83, indicating that most errands can be conveniently accomplished, and a Transit Score of 71, reflecting excellent transit options for daily commuting. Convenient transportation is provided by the nearby Hudson-Bergen Light Rail, offering easy access throughout Hudson County, while the Paulus Hook Ferry Terminal provides ferry services to Manhattan, making commuting a breeze.

Location Overview

Greenville is a vibrant neighborhood in Jersey City, known for its diverse community and convenient location. Situated along the Hudson River, it offers easy access to public transportation, including NJ Transit buses and the Hudson-Bergen Light Rail, making commuting to Manhattan and other parts of Jersey City simple. The neighborhood is also home to various parks, schools, and shopping centers, making it an ideal choice for families and commuters alike.

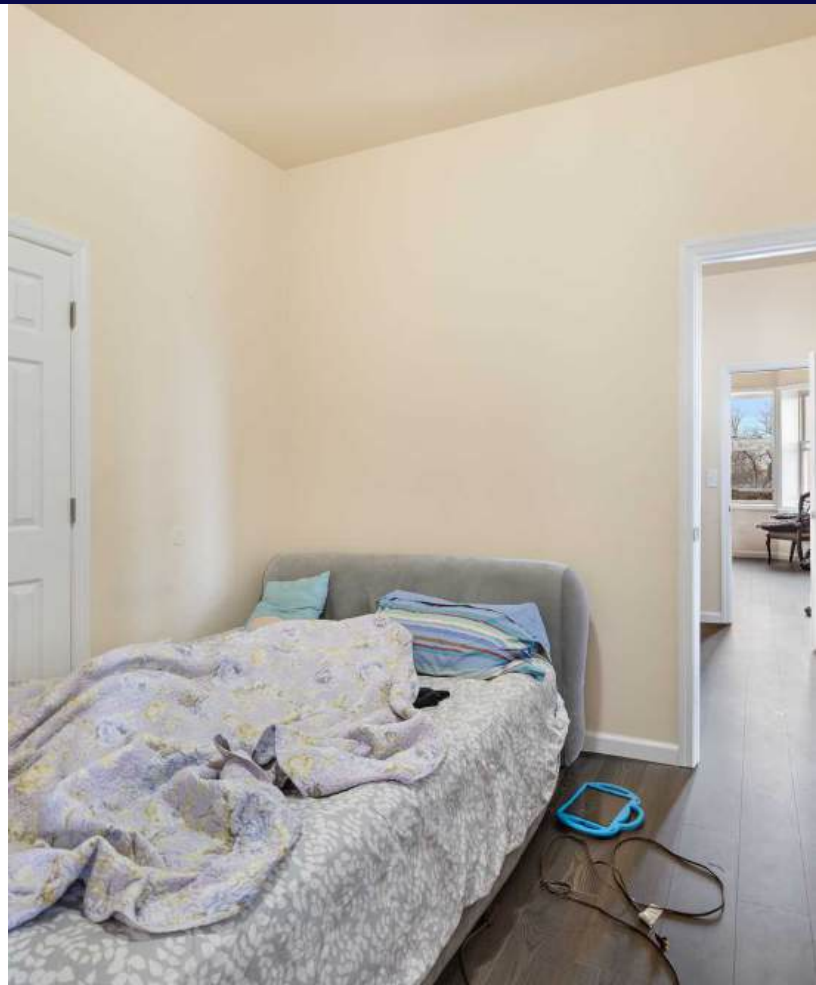
PROPERTY PHOTOS

83 Wilkinson Ave
83 Wilkinson Avenue | Jersey City, NJ 07305



PROPERTY PHOTOS

83 Wilkinson Ave
83 Wilkinson Avenue | Jersey City, NJ 07305



PROPERTY PHOTOS

83 Wilkinon Ave
83 Wilkinon Avenue | Jersey City, NJ 07305



PROPERTY DESCRIPTION

83 Wilkinson Ave
83 Wilkinson Avenue | Jersey City, NJ 07305

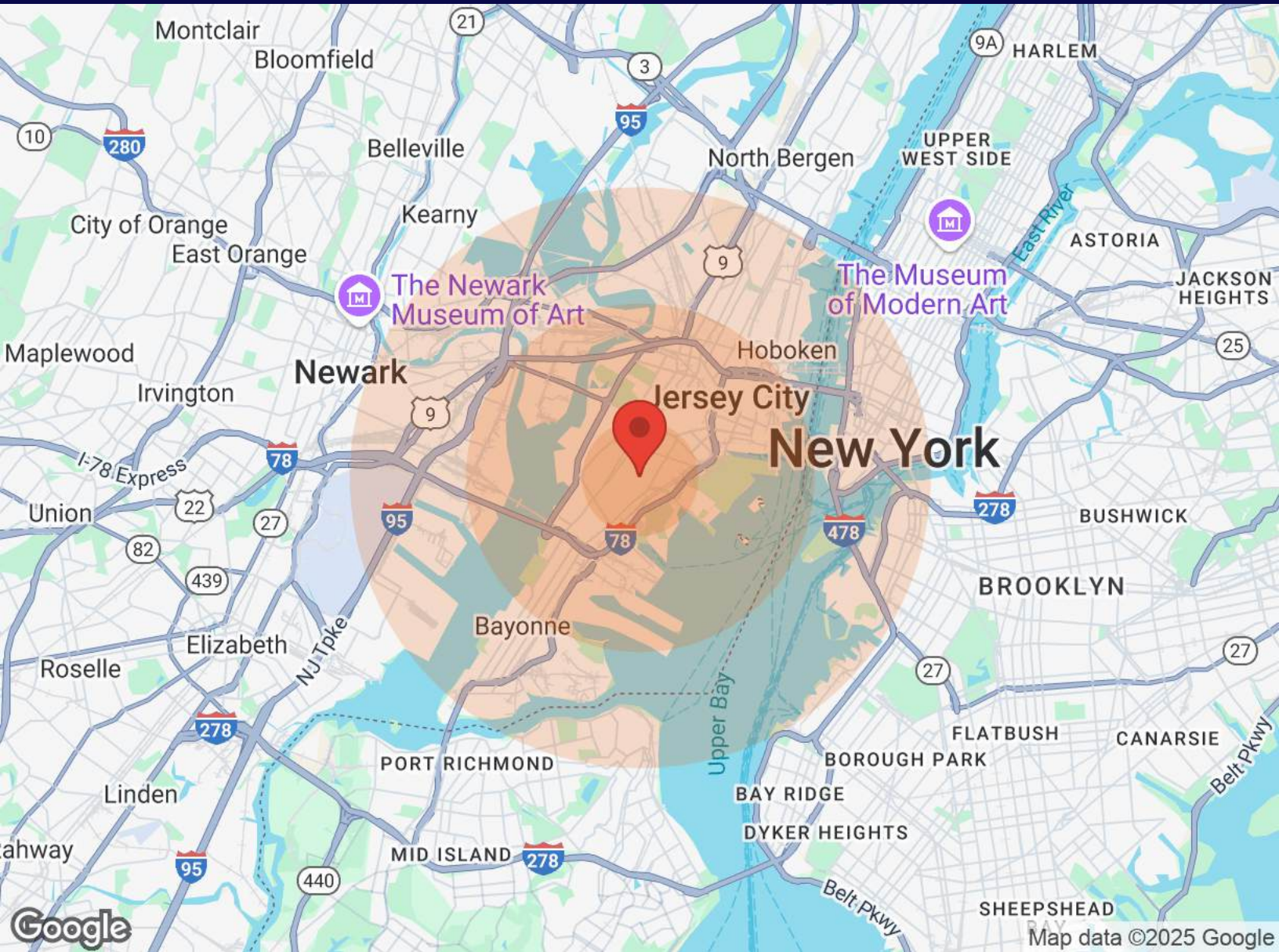
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DEMOGRAPHICS

83 Wilkinson Ave
83 Wilkinson Avenue | Jersey City, NJ 07305



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	29,622	121,907	444,074	Median	\$41,527	\$49,529	\$60,163
Female	33,534	121,308	438,196	< \$15,000	4,161	14,264	53,907
Total Population	63,156	243,215	882,270	\$15,000-\$24,999	2,581	9,353	31,856
				\$25,000-\$34,999	2,285	8,640	28,810
Age	1 Mile	3 Miles	5 Miles	\$35,000-\$49,999	3,425	11,011	36,338
Ages 0-14	13,895	45,000	140,340	\$50,000-\$74,999	3,731	15,923	55,590
Ages 15-24	9,096	27,333	80,463	\$75,000-\$99,999	2,579	10,577	42,655
Ages 25-54	25,689	108,804	411,691	\$100,000-\$149,999	2,419	12,596	53,084
Ages 55-64	6,311	28,230	111,478	\$150,000-\$199,999	898	5,853	28,287
Ages 65+	8,165	33,848	138,298	> \$200,000	387	5,979	48,567
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	8,949	82,365	486,822	Total Units	26,396	109,612	435,549
Black	36,329	65,205	109,517	Occupied	23,127	97,185	394,531
Am In/AK Nat	49	232	788	Owner Occupied	7,333	30,187	111,274
Hawaiian	11	30	44	Renter Occupied	15,794	66,998	283,257
Hispanic	16,837	68,850	230,449	Vacant	3,269	12,427	41,018
Multi-Racial	22,926	82,328	252,402				

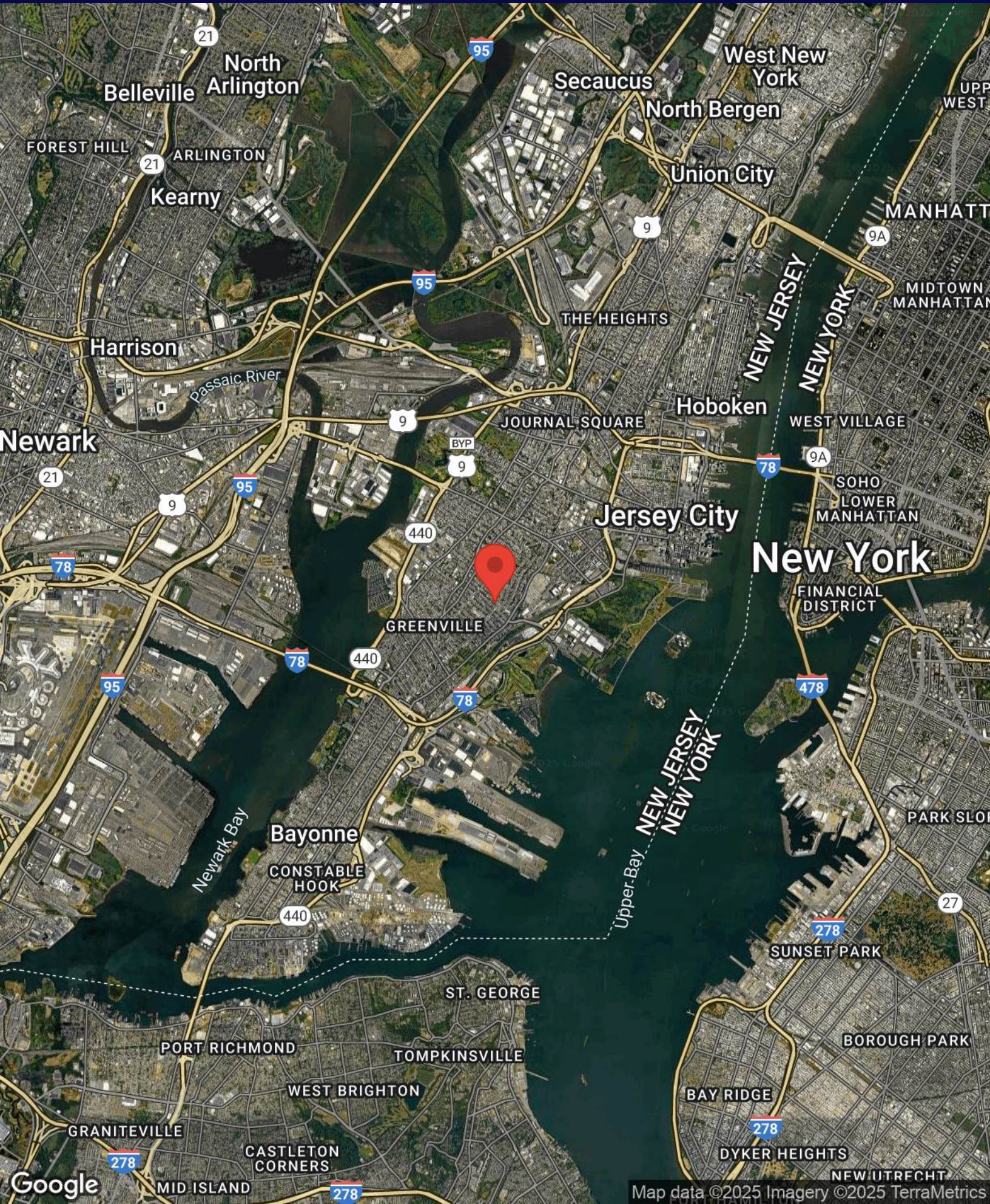
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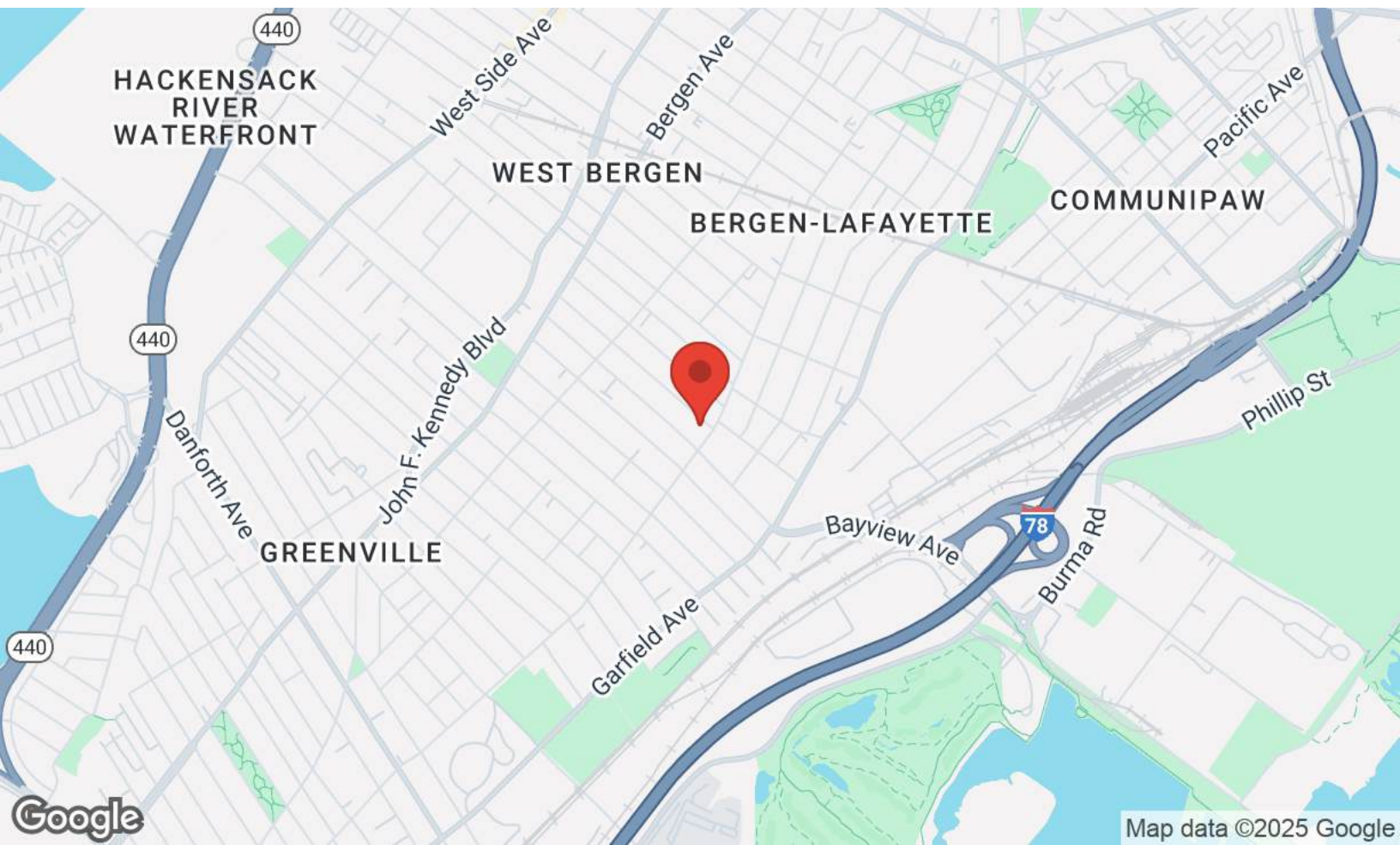
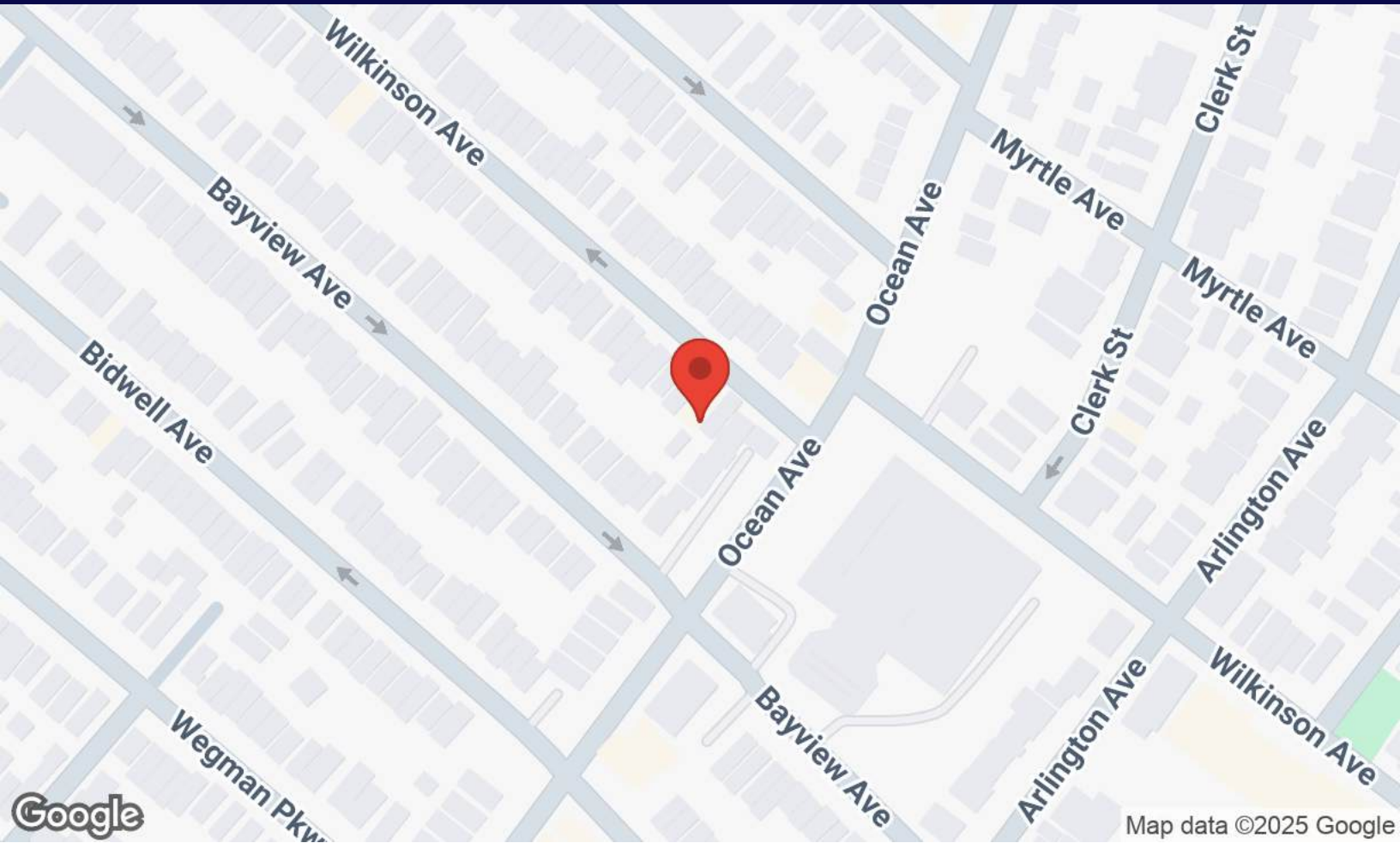
REGIONAL MAP

83 Wilkinson Ave
83 Wilkinson Avenue | Jersey City, NJ 07305



LOCATION MAPS

83 Wilkinson Ave
83 Wilkinson Avenue | Jersey City, NJ 07305





reach Hackensack River

Hernandez Way

Ave FIVE GUYS

Davita
Kidney Care
QPOBA
College Dr

W Side Ave

College St

Audubon Ave

DUNKIN'

Bergen Ave

Bergen Ave

Stegman St

BOYS & GIRLS CLUBS
OF AMERICA

Wegman Pkwy

Van Cleef St

Wegm

Bidwell Ave

Bayview Ave

Wilkinson Ave

Wilkinson Ave

Bostwick Ave

Bayview Ave

Speedway

DUNKIN'

SUBWAY

Barnes & Noble
COLLEGE

Clendenny Ave

Boyd Ave

Ege Ave

Claremont Ave

Orient Ave

Morton Pl

Grant Ave

Claremont Ave

Myrtle Ave

Grant Ave

Grant Ave

Myrtle Ave

Ocean Ave

Myrtle Av

DUNKIN'

Bravo

DQ

Ege Ave

Ege Ave

Flip Wilson Ct

Orient Ave

DUNKIN'

Kearney Ave

PIONEER

Claremont Ave

Orient Ave

Lincoln Park

Edgewood Lake

Delaware Ave

Gifford Ave

Harrison Ave

Lexington

ton Av

Atta

Forrest St

Forrest St

Virginia Ave

Ege Ave

Kearney Ave



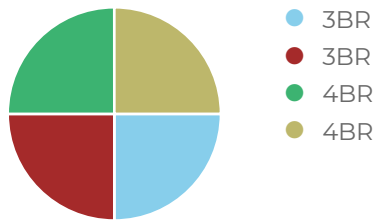
SECTION II
INVESTMENT DETAILS

UNIT MIX REPORT

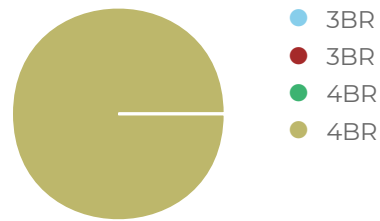
83 Wilkinson Ave
83 Wilkinson Avenue | Jersey City, NJ 07305

Units	Type	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
1	3BR	0	\$1,600	\$1,600	\$2,400	\$2,400
1	3BR	0	\$1,700	\$1,700	\$2,400	\$2,400
1	4BR	0	\$1,700	\$1,700	\$2,725	\$2,725
1	4BR	0	\$2,600	\$2,600	\$2,725	\$2,725
4		0		\$7,600		\$10,250

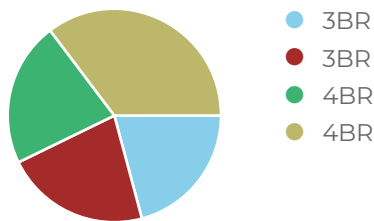
UNIT MIX



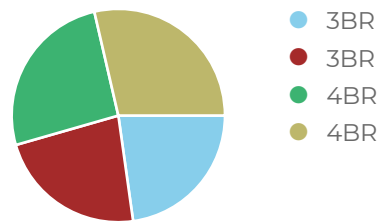
UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME



ANNUAL PROPERTY OPERATING DATA

83 Wilkinson Ave
83 Wilkinson Avenue | Jersey City, NJ 07305

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Description Year Ending	Year 1 02/2026	Year 2 02/2027	Year 3 02/2028	Year 4 02/2029	Year 5 02/2030
Income					
Rental Income	\$91,200	\$94,848	\$98,642	\$102,588	\$106,691
Gross Scheduled Income	\$91,200	\$94,848	\$98,642	\$102,588	\$106,691
General Vacancy	(\$4,560)	(\$4,742)	(\$4,932)	(\$5,129)	(\$5,335)
Gross Operating Income	\$86,640	\$90,106	\$93,710	\$97,458	\$101,357
Expenses					
Taxes (2023)	(\$10,352)	(\$10,714)	(\$11,089)	(\$11,477)	(\$11,879)
Insurance	(\$4,494)	(\$4,651)	(\$4,814)	(\$4,983)	(\$5,157)
Electric	(\$250)	(\$259)	(\$268)	(\$277)	(\$287)
All Utilities (Water)	(\$4,963)	(\$5,137)	(\$5,316)	(\$5,503)	(\$5,695)
Maintenance	(\$2,000)	(\$2,070)	(\$2,142)	(\$2,217)	(\$2,295)
Management	(\$4,332)	(\$4,484)	(\$4,641)	(\$4,803)	(\$4,971)
Total Operating Expenses	(\$26,391)	(\$27,315)	(\$28,271)	(\$29,260)	(\$30,284)
Operating Expense Ratio	30.46%	30.31%	30.17%	30.02%	29.88%
Net Operating Income	\$60,249	\$62,791	\$65,439	\$68,198	\$71,072



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.