

6608 Polk Street

OFFERING MEMORANDUM



James Cervelli
Cervelli RealEstate
Associate
(201) 674-6357
james@realestatenj.com
New Jersey

6608 Polk Street
West New York, NJ 07093



6608 Polk Street

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Exclusively Marketed by:



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01

Property Description
Property Features
Property Images

6608 POLK STREET



PROPERTY FEATURES

Number of Units	12
Building SF	9,600
Number of Stories	4









02

Executive Summary
Investment Summary

6608 POLK STREET



OFFERING SUMMARY

ADDRESS	6608 Polk Street West New York NJ 07093
BUILDING SF	9,600 SF
NUMBER OF UNITS	12

FINANCIAL SUMMARY

PRICE	\$2,400,000
PRICE PSF	\$250.00
PRICE PER UNIT	\$200,000
OCCUPANCY	100.00%
NOI (CURRENT)	\$108,793
NOI (Pro Forma)	\$113,517
CAP RATE (CURRENT)	4.53%
CAP RATE (Pro Forma)	4.73%
CASH ON CASH (CURRENT)	-0.54%
CASH ON CASH (Pro Forma)	-0.05%
GRM (CURRENT)	13.10
GRM (Pro Forma)	12.59

PROPOSED FINANCING

First Mortgage	
LOAN TYPE	Amortized
DOWN PAYMENT	\$960,000
LOAN AMOUNT	\$1,440,000
INTEREST RATE	6.25%
LOAN TERMS	5
ANNUAL DEBT SERVICE	\$113,996
LOAN TO VALUE	60%
AMORTIZATION PERIOD	25 Years

High Walk Score

- With a Walk Score of 97/100, the property offers excellent local access to goods, services, and community resources.

Near Key Transit Options

- Conveniently located steps from Bergenline Avenue Station on the Hudson-Bergen Light Rail, plus multiple nearby NJ Transit bus stops including Bergenline Ave at 62nd St, Bergenline Ave at 60th St, and JFK Blvd at 62nd St. These stops provide access to major bus routes such as the 22, 84, 159, 156, and others—offering excellent regional connectivity to Manhattan, Hoboken, Jersey City, and the greater Hudson County area.

Seize the Opportunity

- 12-unit deeded condominium building operating as a multifamily, including two duplex units. Well-maintained with separate utilities, laundry room, all boilers replaced within the last 5–6 years, all plumbing replaced within the last 4–6 years, and all units updated within the last 15 years. Located in an excellent location just one block off Bergenline Avenue.



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Location
Location Summary

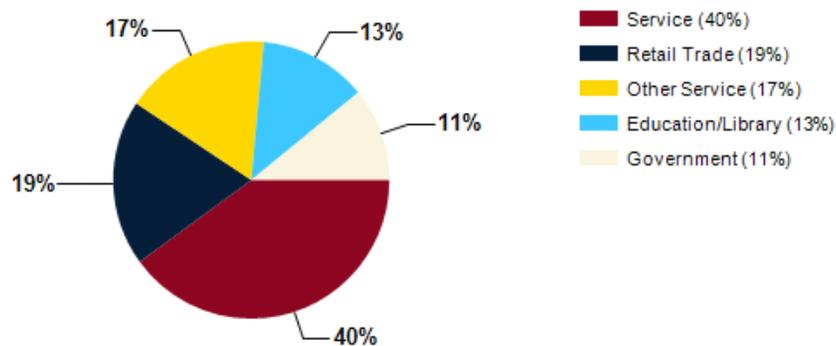
6608 POLK STREET



Location Overview

- West New York, NJ stands as one of Hudson County’s strongest multifamily and mixed-use submarkets—characterized by dense population, consistent renter demand, and immediate access to the Manhattan employment corridor. The property sits just one block off Bergenline Avenue, one of the most active commercial corridors in Hudson County—home to retail, services, grocery options, restaurants, and daily-need amenities that consistently attract and retain tenants. The building is also conveniently close to major NJ Transit bus routes and the Bergenline Avenue station on the Hudson-Bergen Light Rail, enabling seamless access to Manhattan and regional employment hubs.

Major Industries by Employee Count



Largest Employers

Hackensack University Medical Center	8,000
Valley Health System	4,660
Bio-Reference Laboratories, Inc.	2,900
Medco Health Solutions	2,800
County of Bergen	2,390
Quest Diagnostics	2,200
KPMG	2,100
Englewood Hospital and Medical Center	2,002



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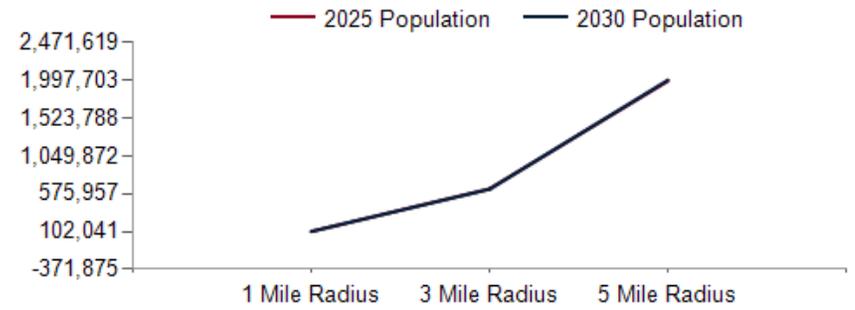
Demographics

General Demographics

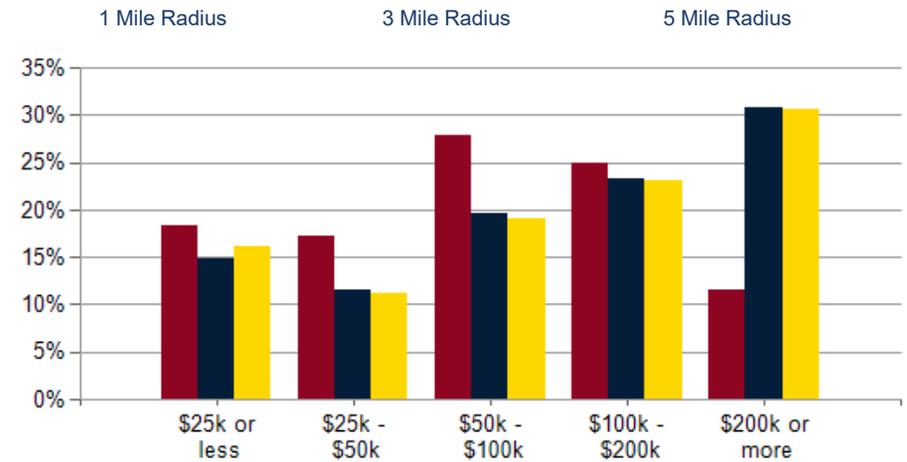
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POPULATION				1 MILE	3 MILE	5 MILE
2000 Population	2010 Population			91,523	547,188	1,724,375
2025 Population	2030 Population			97,040	572,423	1,796,291
2025 African American	2025 Asian	2025		102,041	636,766	1,987,115
American Indian	2025 Other Race	2025		102,817	633,327	1,997,703
Hispanic	2025 Multiracial	2025-2030:		3,579	38,871	239,930
White	2025 Population: Growth Rate			2,617	7,440	16,840
				6,084	81,784	293,086
				78,176	238,641	558,116
				42,282	120,651	283,518
				23,570	292,497	915,867
				23,815	95,005	235,972
				0.75%	-0.55%	0.55%

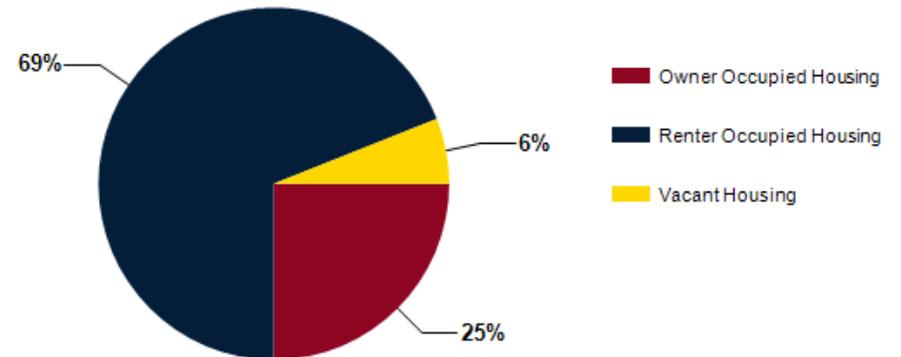
2025 HOUSEHOLD INCOME				1 MILE	3 MILE	5 MILE
less than \$15,000				4,192	27,230	100,884
\$15,000-\$24,999				2,947	15,991	50,115
\$25,000-\$34,999				2,630	14,213	46,153
\$35,000-\$49,999				4,070	19,367	59,004
\$50,000-\$74,999				6,073	30,308	97,321
\$75,000-\$99,999				4,761	26,861	81,683
\$100,000-\$149,999				6,557	41,461	128,062
\$150,000-\$199,999				3,156	26,441	89,560
\$200,000 or greater				4,513	89,726	289,101
Median HH Income				\$72,817	\$110,667	\$110,883
Average HH Income				\$100,472	\$200,529	\$193,215



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

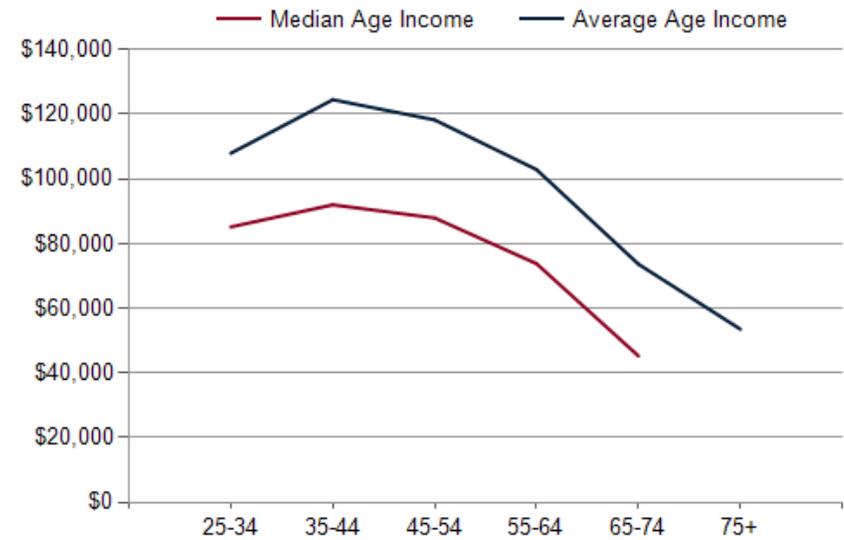
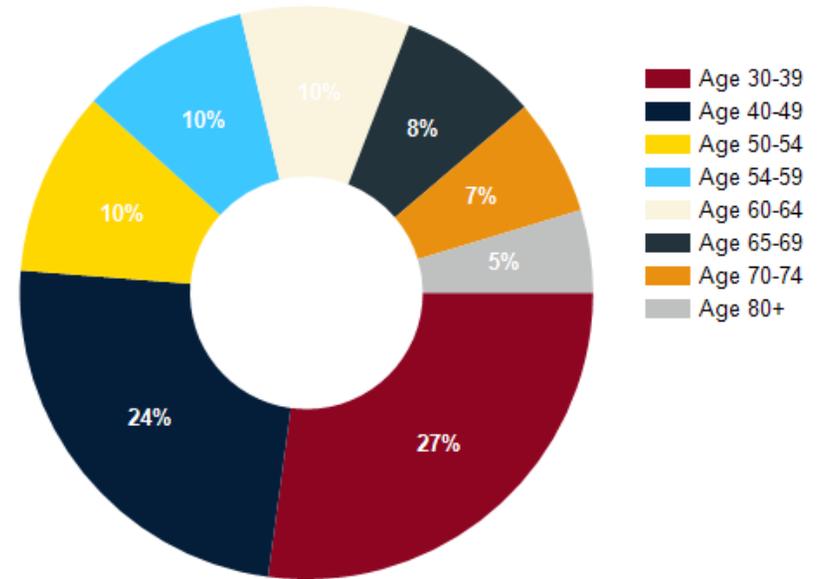


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	8,467	59,797	217,998
2025 Population Age 35-39	8,303	54,113	174,987
2025 Population Age 40-44	7,907	45,535	140,717
2025 Population Age 45-49	6,986	39,569	115,626
2025 Population Age 50-54	6,449	38,371	111,536
2025 Population Age 55-59	5,939	37,186	108,195
2025 Population Age 60-64	5,901	35,956	104,599
2025 Population Age 65-69	4,898	32,591	94,647
2025 Population Age 70-74	4,054	28,026	82,045
2025 Population Age 75-79	2,885	22,867	67,920
2025 Population Age 80-84	1,968	15,583	45,930
2025 Population Age 85+	1,995	14,666	42,027
2025 Population Age 18+	82,383	537,569	1,694,064
2025 Median Age 2030	39	39	38
Median Age	40	40	39

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$85,165	\$120,424	\$124,129
Average Household Income 25-34	\$107,947	\$203,384	\$198,963
Median Household Income 35-44	\$92,003	\$145,660	\$148,569
Average Household Income 35-44	\$124,516	\$231,789	\$225,560
Median Household Income 45-54	\$87,952	\$149,052	\$151,460
Average Household Income 45-54	\$118,264	\$241,845	\$233,895
Median Household Income 55-64	\$73,778	\$125,904	\$120,296
Average Household Income 55-64	\$102,918	\$222,751	\$210,163
Median Household Income 65-74	\$45,236	\$74,811	\$68,910
Average Household Income 65-74	\$73,643	\$169,834	\$159,957
Average Household Income 75+	\$53,543	\$130,605	\$125,037

Population By Age





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Rent Roll
Rent Roll

6608 POLK STREET



Unit	Unit Mix 2	Current Rent	Market Rent	Notes
1A	bd + 1 ba 1	\$1,600.00	\$1,900.00	Duplex
1B	bd + 1 ba 2	\$1,165.00	\$1,400.00	
1C	bd + 1 ba 1	\$1,246.00	\$1,900.00	Duplex
1D	bd + 1 ba 1	\$801.00	\$801.00	
2A	bd + 1 ba 1	\$1,591.00	\$1,591.00	
2B	bd + 1 ba 1	\$1,074.00	\$1,400.00	
2C	bd + 1 ba 1	\$1,250.00	\$1,400.00	
2D	bd + 1 ba 1	\$1,165.00	\$1,400.00	
3A	bd + 1 ba 1	\$1,626.00	\$1,626.00	
3B	bd + 1 ba 1	\$1,287.00	\$1,400.00	
3C	bd + 1 ba 1	\$1,190.00	\$1,400.00	
3D	bd + 1 ba	\$1,275.00	\$1,400.00	
Totals / Averages		\$15,270.00	\$17,618.00	



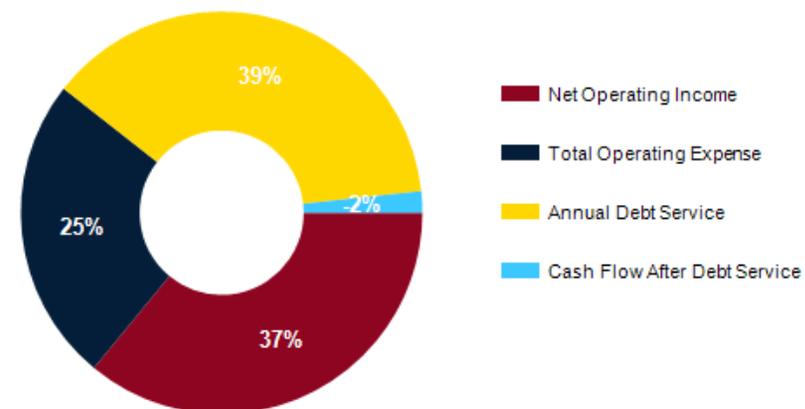
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Financial Analysis
Income & Expense Analysis
Cash Flow Analysis



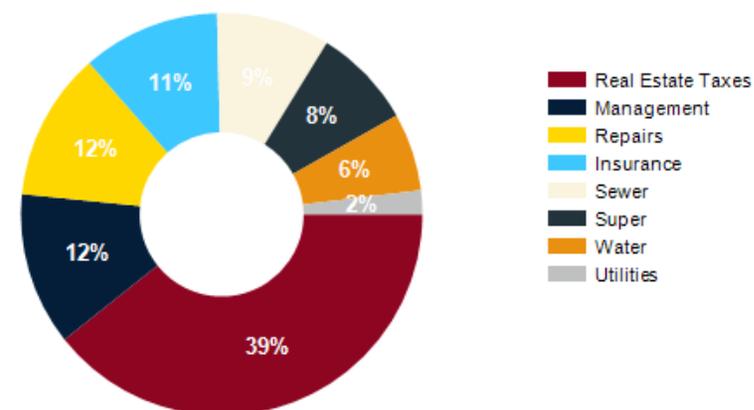
REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$183,240		\$190,570	
Effective Gross Income	\$183,240		\$190,570	
Less Expenses	\$74,447	40.62%	\$77,053	40.43%
Net Operating Income	\$108,793		\$113,517	
Annual Debt Service	\$113,996		\$113,996	
Cash flow	(\$5,203)		(\$479)	
Debt Coverage Ratio	0.95		1.00	



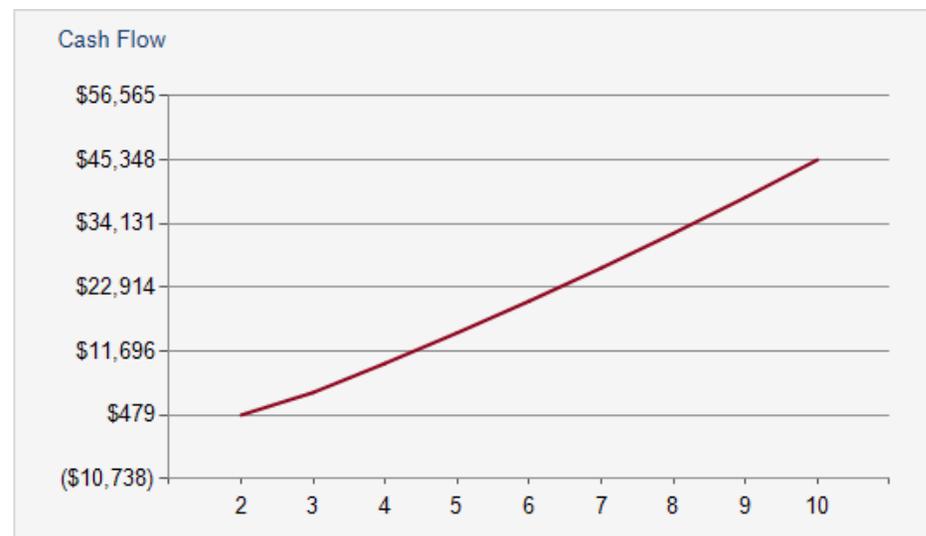
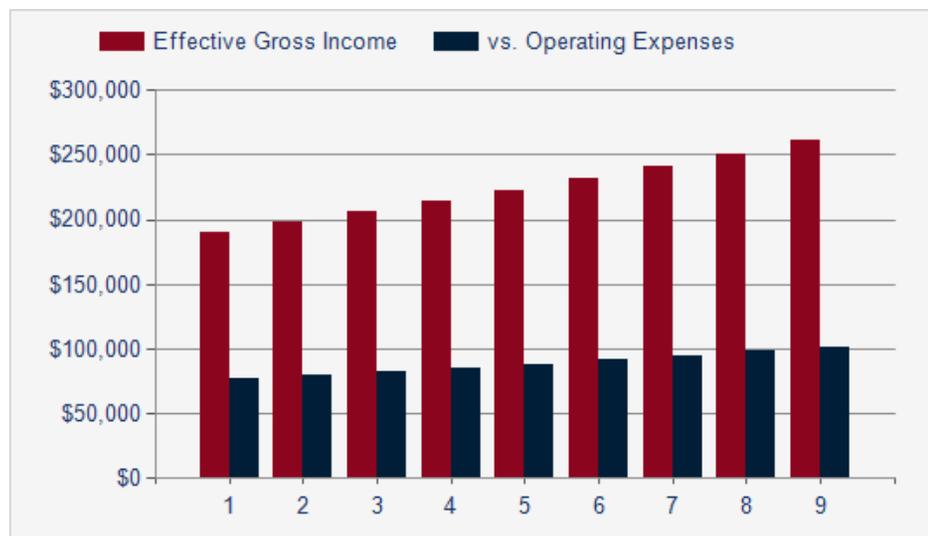
EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$29,256	\$2,438	\$30,279	\$2,523
Insurance	\$8,253	\$688	\$8,542	\$712
Repairs	\$8,888	\$741	\$9,199	\$767
Water	\$4,648	\$387	\$4,811	\$401
Sewer	\$6,809	\$567	\$7,047	\$587
Management	\$9,163	\$764	\$9,484	\$790
Super	\$6,000	\$500	\$6,210	\$518
Utilities	\$1,430	\$119	\$1,481	\$123
Total Operating Expense	\$74,447	\$6,204	\$77,053	\$6,421
Annual Debt Service	\$113,996		\$113,996	
Expense / SF	\$7.75		\$8.03	
% of EGI	40.62%		40.43%	

DISTRIBUTION OF EXPENSES CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

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	\$183,240	\$190,570	\$198,193	\$206,121	\$214,365	\$222,940	\$231,858	\$241,132	\$250,777	\$260,808
Effective Gross Income	\$183,240	\$190,570	\$198,193	\$206,121	\$214,365	\$222,940	\$231,858	\$241,132	\$250,777	\$260,808
Operating Expenses										
Real Estate Taxes	\$29,256	\$30,279	\$31,339	\$32,436	\$33,571	\$34,746	\$35,962	\$37,221	\$38,523	\$39,872
Insurance	\$8,253	\$8,542	\$8,841	\$9,150	\$9,471	\$9,802	\$10,145	\$10,500	\$10,868	\$11,248
Repairs	\$8,888	\$9,199	\$9,521	\$9,854	\$10,199	\$10,556	\$10,926	\$11,308	\$11,704	\$12,113
Water	\$4,648	\$4,811	\$4,979	\$5,154	\$5,334	\$5,521	\$5,714	\$5,914	\$6,121	\$6,335
Sewer	\$6,809	\$7,047	\$7,294	\$7,549	\$7,813	\$8,087	\$8,370	\$8,663	\$8,966	\$9,280
Management	\$9,163	\$9,484	\$9,816	\$10,159	\$10,515	\$10,883	\$11,264	\$11,658	\$12,066	\$12,489
Super	\$6,000	\$6,210	\$6,427	\$6,652	\$6,885	\$7,126	\$7,376	\$7,634	\$7,901	\$8,177
Utilities	\$1,430	\$1,481	\$1,533	\$1,586	\$1,642	\$1,699	\$1,759	\$1,821	\$1,884	\$1,950
Total Operating Expense	\$74,447	\$77,053	\$79,750	\$82,541	\$85,430	\$88,420	\$91,515	\$94,718	\$98,033	\$101,464
Net Operating Income	\$108,793	\$113,517	\$118,443	\$123,579	\$128,935	\$134,520	\$140,343	\$146,414	\$152,744	\$159,344
Annual Debt Service	\$113,996	\$113,996	\$113,996	\$113,996	\$113,996	\$113,996	\$113,996	\$113,996	\$113,996	\$113,996
Cash Flow	(\$5,203)	(\$479)	\$4,447	\$9,583	\$14,939	\$20,524	\$26,347	\$32,418	\$38,748	\$45,348



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Company Profile
Advisor Profile



6608 Polk Street

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