

235 LIBERTY AVE JERSEY CITY NJ 07307



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CENTURY 21[®]
Preferred Realty, Inc.



LOCATION



Property Overview

235 Liberty Avenue presents a compelling value-add multifamily opportunity located in the highly desirable Jersey City Heights / Western Slope neighborhood. This seven-unit building offers a strategic combination of existing income, vacancy-driven upside, and long-term appreciation potential. The property benefits from strong rental demand, convenient access to transportation, and proximity to neighborhood retail, parks, and major commuter routes. Currently, 4 units are vacant, of which 3 require rehabilitation, 2 are gut out. The remaining 3 units are tenant-occupied and in rentable condition.

Investment Highlights

- Strong acquisition cap rate relative to Jersey City market
- Above-market stabilized yield profile
- Vacancy-driven income growth opportunity
- Significant rental upside through renovations
- High-demand Jersey City Heights location
- Defensive expense structure
- Major mechanical upgrades completed
- All furnaces approximately two years old
- Stable long-term rental fundamentals
- High-margin garage income stream
- Predictable stabilization strategy
- Favorable valuation spread potential
- Flexible exit optionality (hold / refinance / conversion potential)



Property Overview

VALUE Add Strategy

235 Liberty Avenue presents a clear and controlled value-add opportunity supported by existing vacancies and strong local rental demand. The current unit mix and layout allow for strategic interior modernization designed to align the property with prevailing Jersey City Heights rental benchmarks.

Key components of the value-add include:

- Renovation of vacant units to capture market rents
- Modernization of interior finishes and appliances
- Gradual rent stabilization across the building
- Optimization of garage income stream
- Improvement of overall income profile



Capital Improvement Plan & Stabilized Income Assumptions

Renovation Scope:

- Three units require full interior rehabilitation
- One vacant unit requires cosmetic improvements (paint, flooring, lighting, general refresh)
- Estimated Renovation Budget:
- Approximately \$166,000 – \$176,000
- Renovation costs are incorporated into return-on-cost calculations.

Approximate Market Rent Benchmarks – Jersey City Heights:

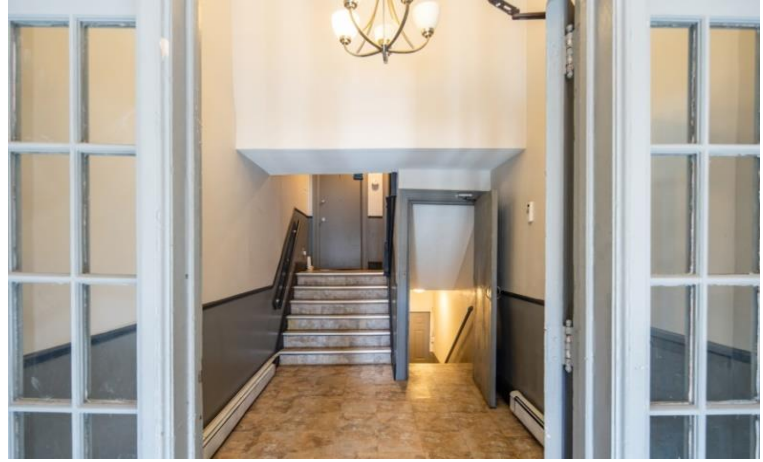
- Two-Bedroom / One-Bath Units: \$2,325 per month > One-Bedroom Unit: \$1,975 per month
- Optimized Garage Income:
- 4 Spaces @ \$200/month
- Annual Garage Income: \$9,600

Projected Gross Annual Income (Stabilized): \$176,052

- Vacancy Allowance (5%):
Effective Gross Income ≈ \$167,249
- VI. Operating Expenses
- Property Taxes: \$28,170.64
- Insurance: ≈ \$7,500
- Water / Sewer: ≈ \$12,000
- Total Operating Expenses: ≈ \$47,671

Projected Stabilized NOI \$119,578





BRAND NEW SEPARATE GAS HEATING SYSTEMS (7) 2 HOT WATER TANKS





ACTUAL INCOME /EXPENSE & PROJECTED

Unit No	Unit Type		current rent	Projected
Apt 1	1 bedrm 1 ba	vacant	vacant	2,100
Apt 2	2 Bed 1 bath	Maria Dunning	1,875	1,950
Apt 3	2 Bed 1 bath	vacant		2,300
Apt 4	2 Bed 1 bath	K Cheruk	1,850	1,924
Apt 5	2 Bed 1 bath	Diaz & Centento	1,150	1,196
Apt 6	2 Bed 1 bath	vacant	vacant	2,300
Apt 7- garden level	2 bed plus den 1 ba	vacant	vacant	2,200
parking available	4 covered parking@	200	525	800
Total Units				
Monthly Income			5,400	14,770
Average Rent /Unit				1,996
ANNUAL INCOME			64,800	177,240
Etimated Expenses				
Taxes			28,000	28,000
Insurance			5,500	5,500
Water / Sewer			7,200	7,200
Common Heat				
Common Electric /Gas			500	800
Mgmt / Super fee			1,200	1,200
Vacancy Rate	5%		3,240	7,090
Total Expenses			45,640	49,790
Net Income			19,160	127,450
Purchase Price			1,350,000	1,350,000
Estimated Construction Costs			170,000	170,000
TOTAL			1,520,000	1,520,000
Cash Flow			19,160	127,450
CAP RATE				8.38%

ALL Information provided is deemed reliable but not guaranteed



RENTED SINCE JANUARY 2026

MLS #	Status	Address	Price	BED	BATH
250014980	RENTED	314 WEBSTER AVE	\$2,000	2	1
250020100	RENTED	94 NORTH ST	\$2,000	2	1
250022766	RENTED	227 LIBERTY AVE	\$2,000	2	1
250023150	RENTED	84 IRVING ST	\$2,000	2	1
250020034	RENTED	159 NORTH ST	\$2,050	2	1
250020684	RENTED	1053 SUMMIT AVE	\$2,100	2	1
250024414	RENTED	135a GRACE ST	\$2,150	2	1
250024315	RENTED	152 NEW YORK AVE	\$2,195	2	1
250023947	RENTED	136 SHERMAN AVE	\$2,200	2	1
250024644	RENTED	40 VROOM ST	\$2,300	2	1
250025941	RENTED	87.5 LAIDLAW AVE	\$2,300	2	1
250025045	RENTED	377 PALISADE AVE	\$2,300	2	1
250019537	RENTED	70 POPLAR ST	\$2,350	2	1
250024676	RENTED	378 BALDWIN AVE	\$2,400	2	1
250025851	RENTED	204 NORTH ST	\$2,500	2	1
260001473	RENTED	256 SHERMAN AVE	\$2,650	2	1
260000079	RENTED	489 PALISADE AVE	\$2,700	2	1
250017064	RENTED	38 TROY ST	\$2,700	2	1
260000131	RENTED	548 PALISADE AVE	\$2,750	2	1
250023313	RENTED	3516 KENNEDY BLVD	\$2,800	2	1
260000957	RENTED	126 WEBSTER AVE	\$2,800	2	1
250025507	RENTED	82 FERRY ST	\$2,850	2	2
260000213	RENTED	34 PROSPECT ST	\$2,900	2	2
260001370	RENTED	3516 JOHN F KENNEDY BLVD	\$3,000	2	1
260001087	RENTED	373 OGDEN AVE	\$3,050	2	1



Century 21 Property Disclaimer

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All financial information, projections, income assumptions, renovation estimates, and return metrics are estimates only and are not guarantees of future performance. Actual results may vary based on market conditions, renovation timing, lease-up, financing, regulatory approvals, and other factors. Prospective purchasers are encouraged to conduct their own independent due diligence and verification of all information.

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