

KENNEDY BOULEVARD

6 FAMILY INVESTMENT PROPERTY

OFFERING MEMORANDUM

614 Kennedy Blvd
Union City, NJ 07087



CHRISTIE'S
INTERNATIONAL REAL ESTATE
GROUP

KENNEDY BOULEVARD

CONTENTS

01 Executive Summary

Investment Summary
Unit Mix Summary

02 Location

Location Summary
Local Business Map
Major Employers Map
Aerial View Map

03 Property Description

Property Features

04 Rent Roll

Rent Roll

05 Financial Analysis

Income & Expense Analysis
Multi-Year Cash Flow Assumptions
Cash Flow Analysis
Financial Metrics

06 Demographics

General Demographics
Race Demographics

07 Company Profile

Company Bio
Advisor Profile

*Exclusively Marketed
by:*

Robert G. Harris

Christies International Real
Estate

Broker-Associate

(646) 334-0559

robertharris@homesbythe

hudson.com

1110517



CHRISTIE'S
INTERNATIONAL REAL ESTATE
GROUP

<https://www.christiesrealestate.com/real-estate-agents/robert-harris/14837/>

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

KENNEDY BOULEVARD

01 Executive Summary

Investment Summary

Unit Mix Summary

OFFERING SUMMARY

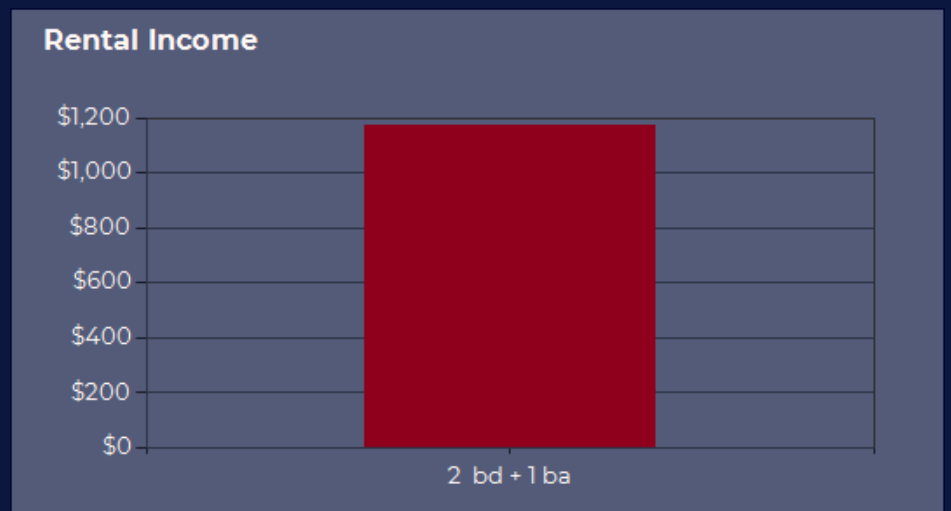
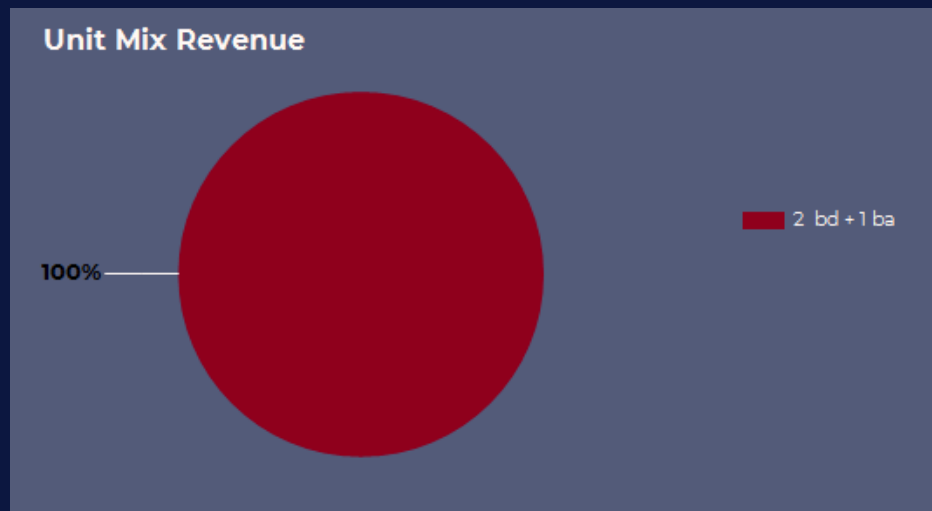
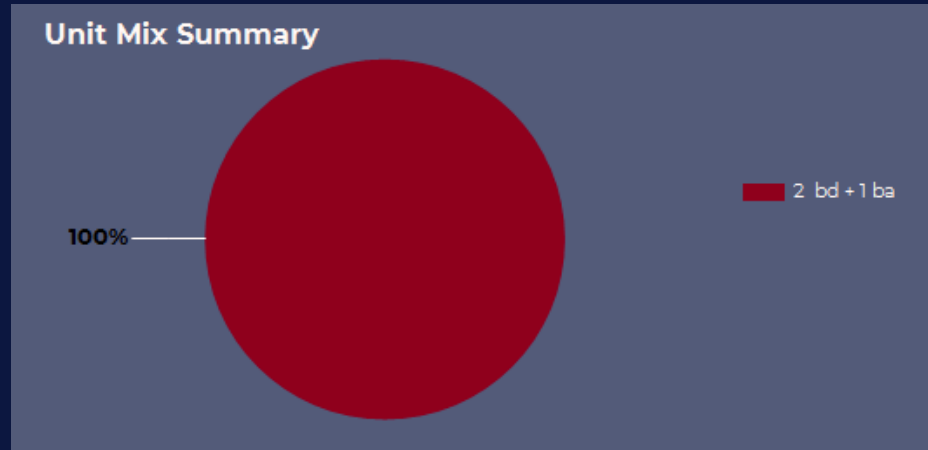
| | |
|-----------------|---|
| ADDRESS | 614 Kennedy Blvd Union City NJ 07087 |
| COUNTY | Hudson |
| MARKET | Union City |
| BUILDING SF | 4,080 SF |
| LAND SF | 2,004 SF |
| NUMBER OF UNITS | 6 |
| YEAR BUILT | 1910 |
| APN | 0910_31_13 |
| OWNERSHIP TYPE | Fee Simple |

FINANCIAL SUMMARY

| | |
|--------------------|-----------|
| PRICE | \$850,000 |
| PRICE PSF | \$208.33 |
| PRICE PER UNIT | \$141,667 |
| OCCUPANCY | 100.00% |
| NOI (CURRENT) | \$56,227 |
| CAP RATE (CURRENT) | 6.61% |
| GRM (CURRENT) | 10.07 |

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|------------------------|-----------|-----------|-----------|
| 2025 Population | 93,164 | 600,532 | 1,708,700 |
| 2025 Median HH Income | \$86,516 | \$111,000 | \$125,667 |
| 2025 Average HH Income | \$135,139 | \$176,320 | \$212,744 |

| Unit Mix | # Units | Current Rent | Monthly Income |
|------------------------|----------|----------------|----------------|
| 2 bd + 1 ba | 6 | \$1,173 | \$7,036 |
| Totals/Averages | 6 | \$1,173 | \$7,036 |

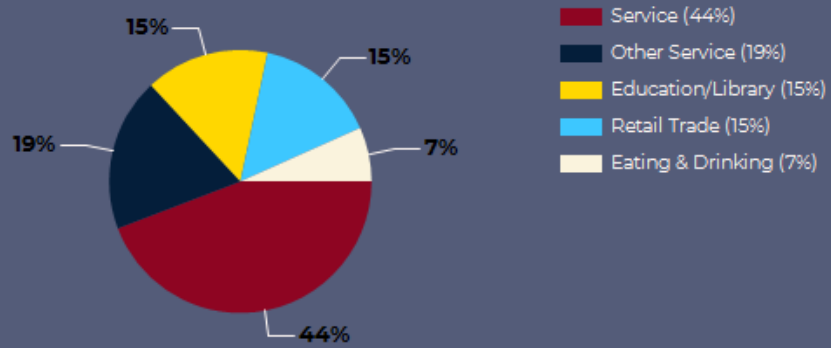


KENNEDY BOULEVARD

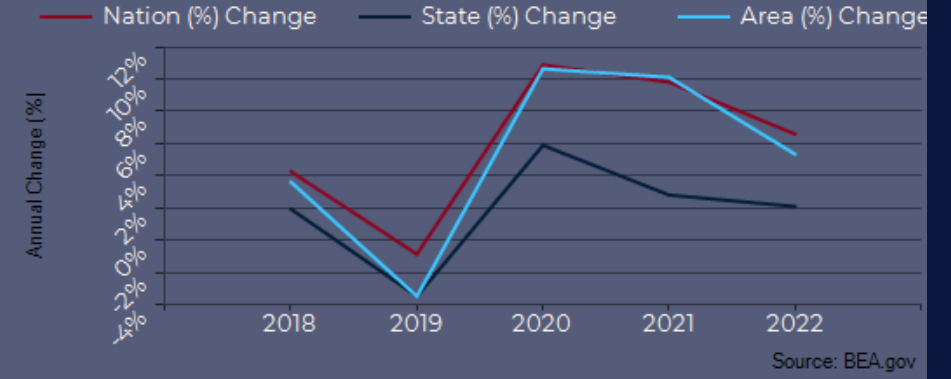
02 Location

- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map

Major Industries by Employee Count

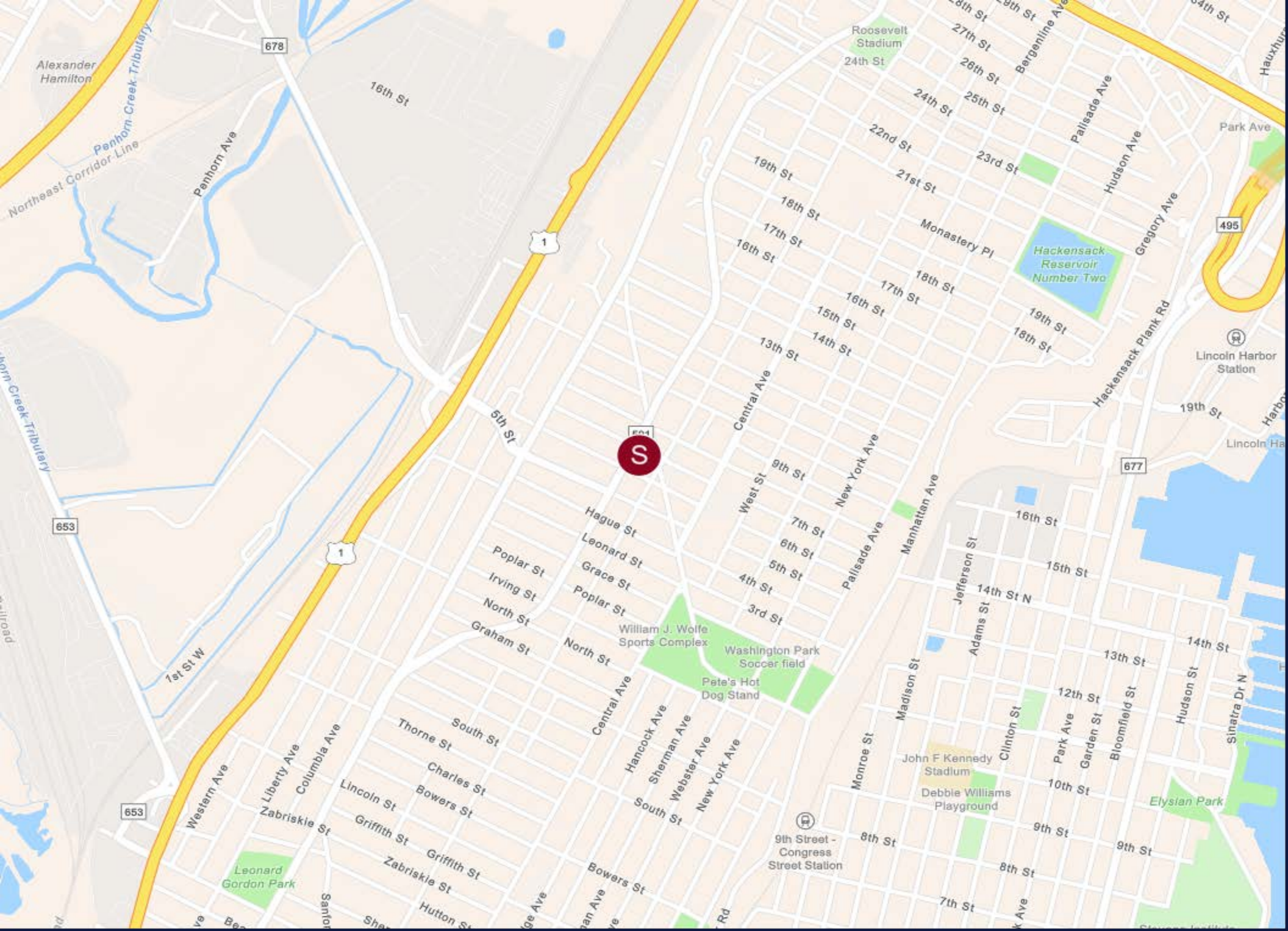


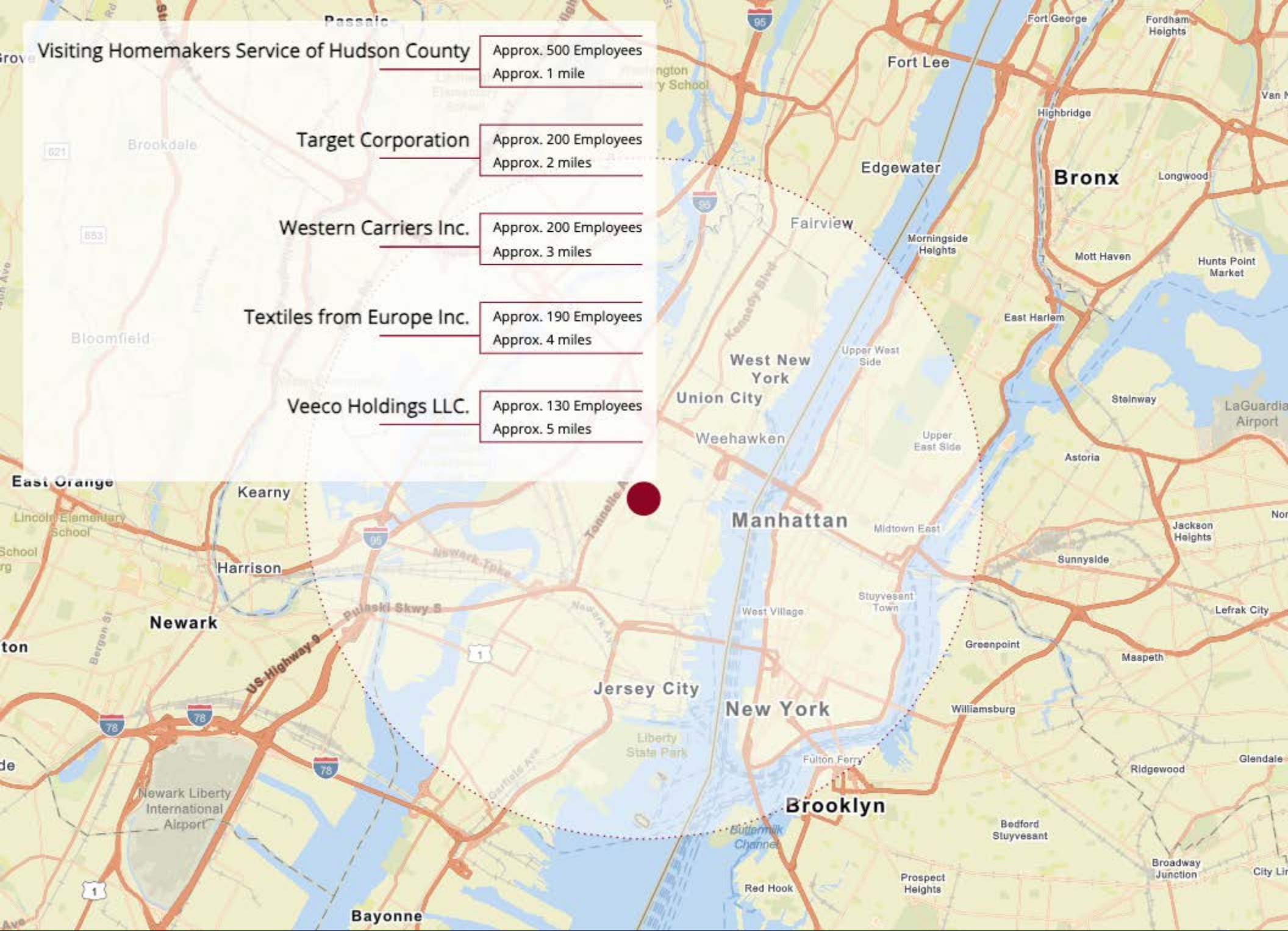
Hudson County GDP Trend

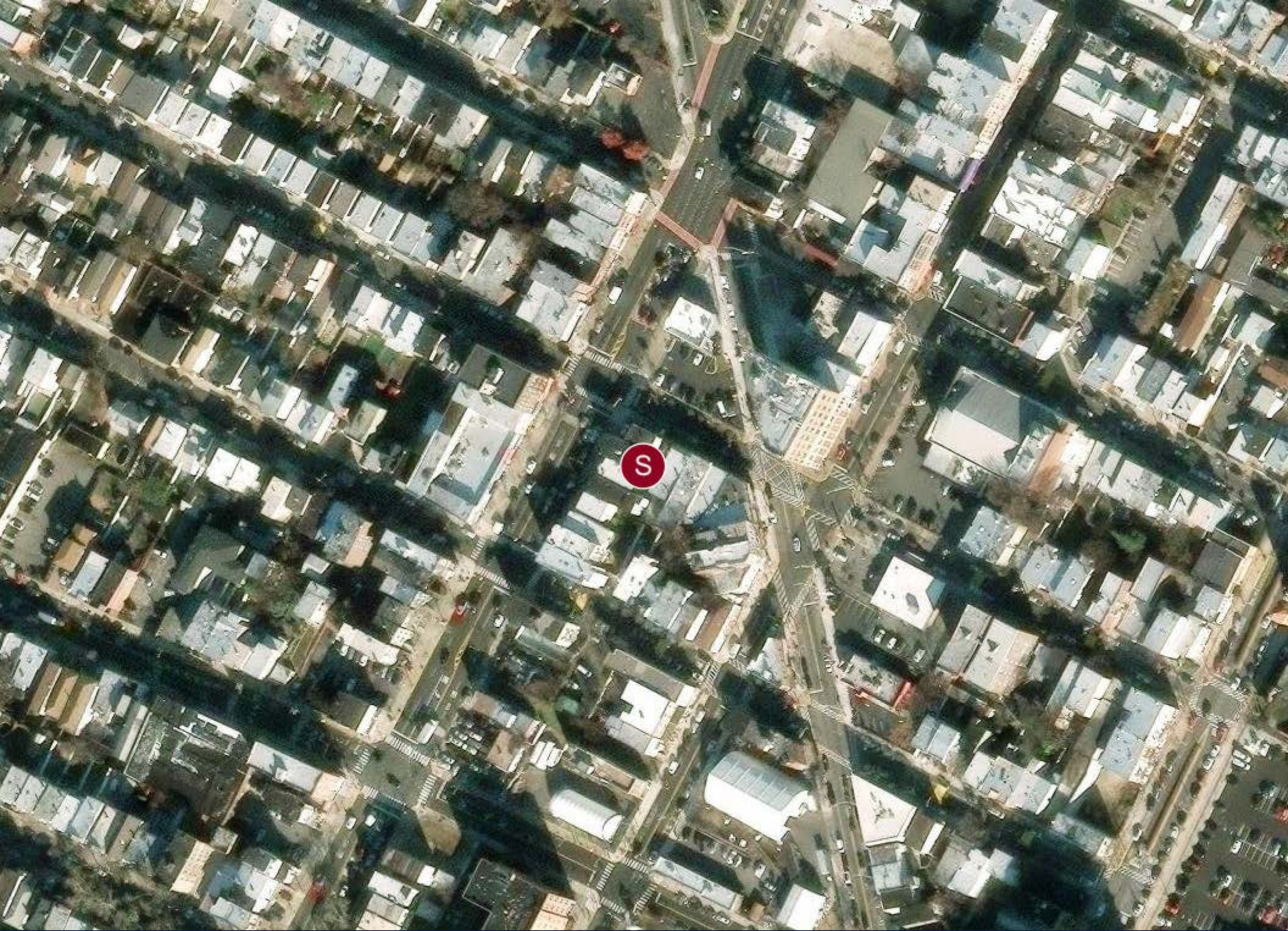


Largest Employers

| | |
|--------------------------------------|-------|
| Union City High School | 3,089 |
| Visiting Homemakers of Hudson County | 500 |
| Target Corporation | 200 |
| Western Carriers Inc. | 200 |
| Textiles from Europe Inc. | 190 |
| Sodexo | 150 |
| Veeco Holdings LLC. | 130 |
| Westchester Lace & Textiles Inc. | 120 |









03

Property Description

Property Features

PROPERTY FEATURES

| | |
|---------------------|-------------|
| NUMBER OF UNITS | 6 |
| BUILDING SF | 4,080 |
| LAND SF | 2,004 |
| YEAR BUILT | 1910 |
| # OF PARCELS | 1 |
| ZONING TYPE | Residential |
| NUMBER OF STORIES | 3 |
| NUMBER OF BUILDINGS | 1 |
| LOT DIMENSION | 25X80 |



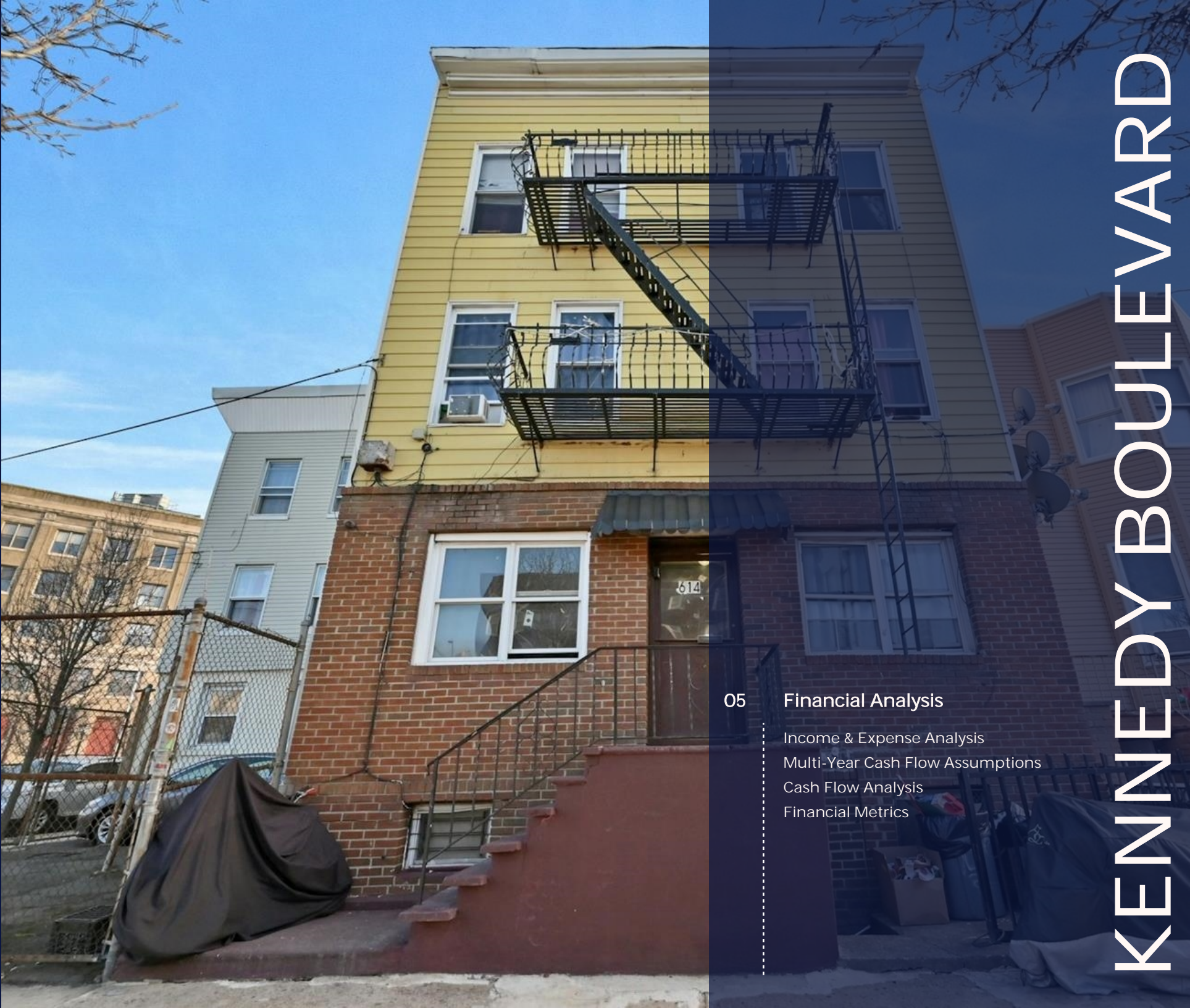


04 Rent Roll
Rent Roll

| Unit | Unit Mix | Current Rent |
|--------------------------|-------------|-------------------|
| 1R | 2 bd + 1 ba | \$1,250.00 |
| 1L | 2 bd + 1 ba | \$1,250.00 |
| 2L | 2 bd + 1 ba | \$1,260.00 |
| 2R | 2 bd + 1 ba | \$1,285.00 |
| 3L | 2 bd + 1 ba | \$1,065.00 |
| 3R | 2 bd + 1 ba | \$926.00 |
| Totals / Averages | | \$7,036.00 |

Notes: All Tenants are MTM Leases





05

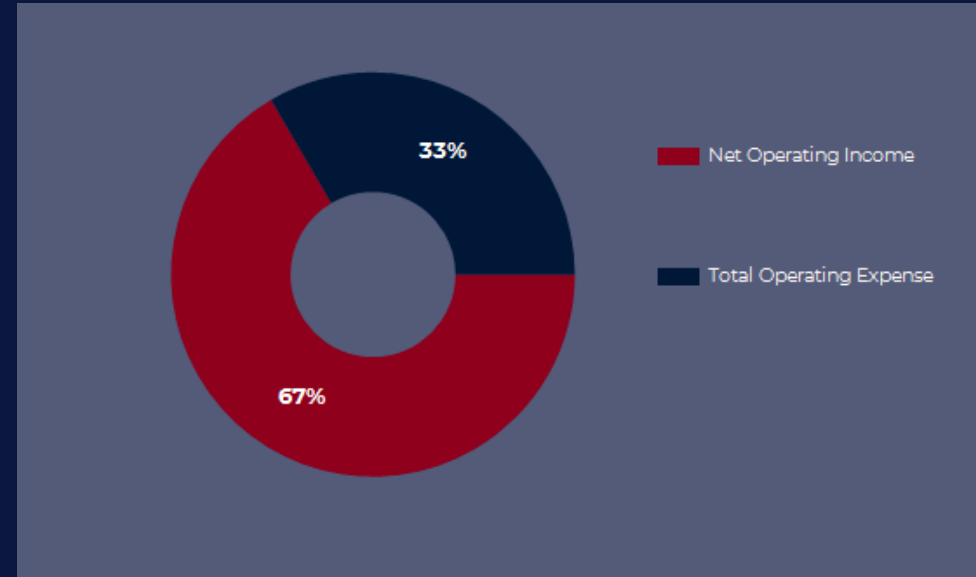
Financial Analysis

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics

REVENUE ALLOCATION CURRENT

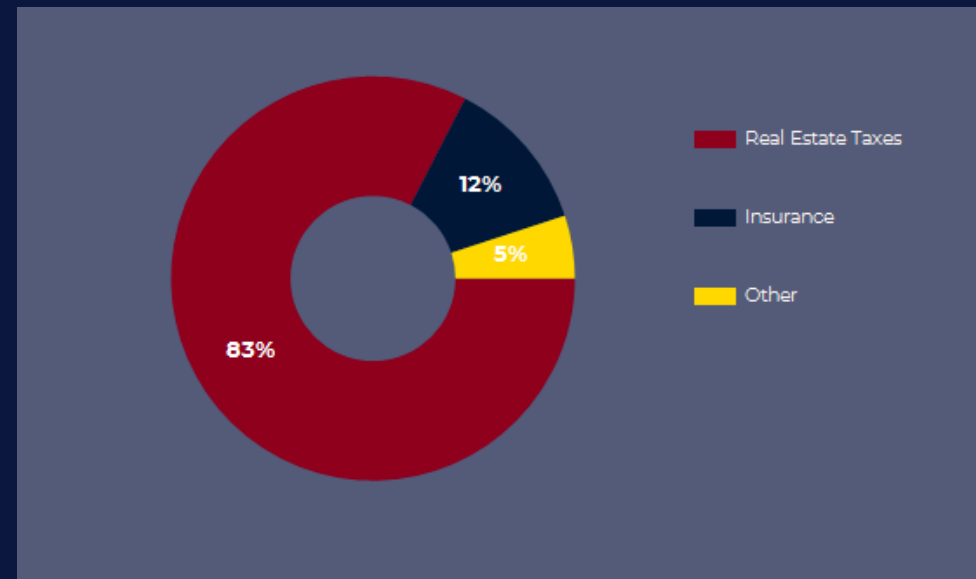
| INCOME | CURRENT |
|-------------------------------|-----------------|
| Gross Scheduled Rent | \$84,432 |
| Effective Gross Income | \$84,432 |
| Less Expenses | \$28,205 |
| Net Operating Income | \$56,227 |

Income Notes: Leases: MTM



| EXPENSES | CURRENT | Per Unit |
|--------------------------------|-----------------|----------------|
| Real Estate Taxes | \$23,285 | \$3,881 |
| Insurance | \$3,500 | \$583 |
| Water / Sewer | \$700 | \$117 |
| Utilities | \$720 | \$120 |
| Total Operating Expense | \$28,205 | \$4,701 |
| Expense / SF | \$6.91 | |
| % of EGI | 33.40% | |

DISTRIBUTION OF EXPENSES CURRENT



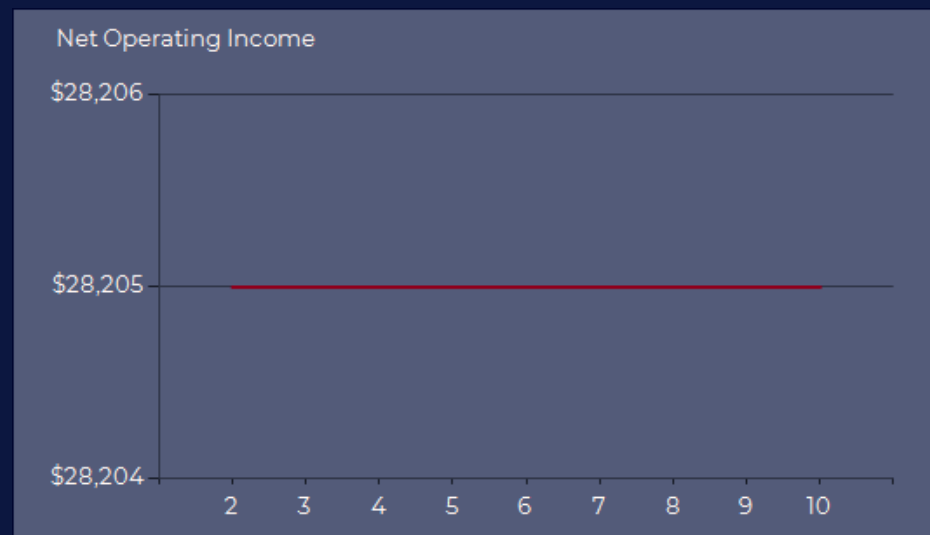
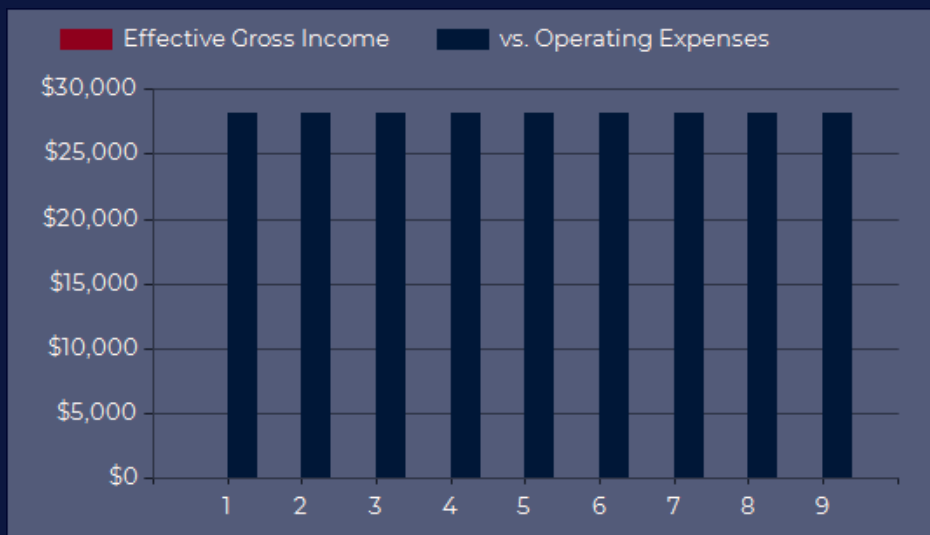
Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

GLOBAL

| | |
|-------------|-----------|
| Price | \$850,000 |
| MillageRate | 2.74000% |

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

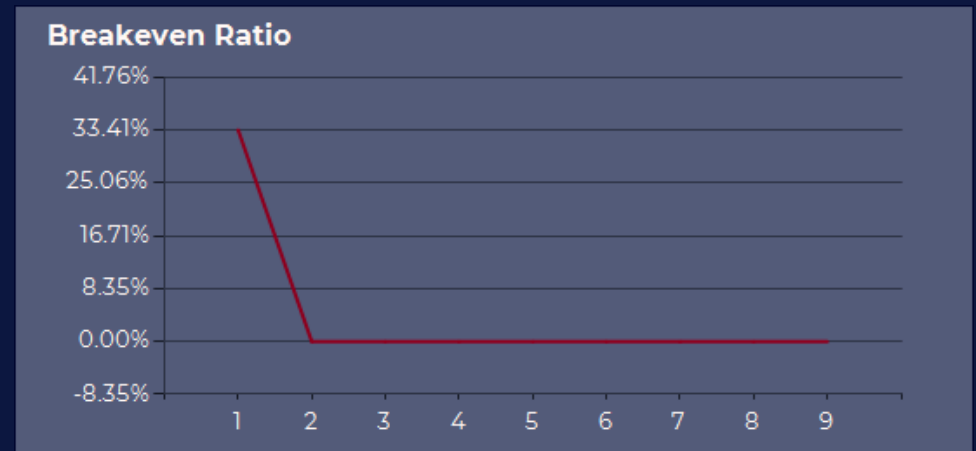
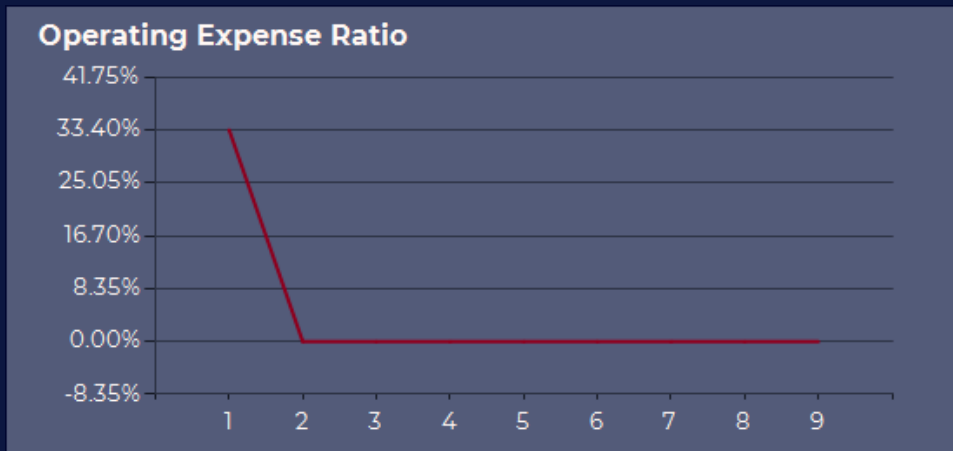
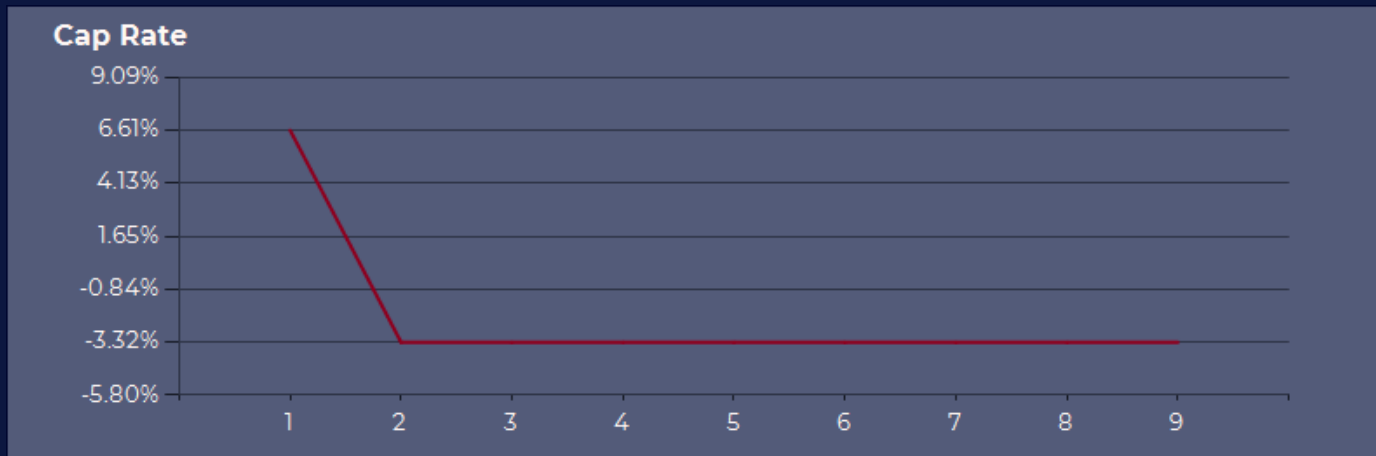
| Calendar Year | CURRENT | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|--------------------------------|-----------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Gross Revenue | | | | | | | | | | |
| Gross Scheduled Rent | \$84,432 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Effective Gross Income | \$84,432 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Operating Expenses | | | | | | | | | | |
| Real Estate Taxes | \$23,285 | \$23,285 | \$23,285 | \$23,285 | \$23,285 | \$23,285 | \$23,285 | \$23,285 | \$23,285 | \$23,285 |
| Insurance | \$3,500 | \$3,500 | \$3,500 | \$3,500 | \$3,500 | \$3,500 | \$3,500 | \$3,500 | \$3,500 | \$3,500 |
| Water / Sewer | \$700 | \$700 | \$700 | \$700 | \$700 | \$700 | \$700 | \$700 | \$700 | \$700 |
| Utilities | \$720 | \$720 | \$720 | \$720 | \$720 | \$720 | \$720 | \$720 | \$720 | \$720 |
| Total Operating Expense | \$28,205 | \$28,205 | \$28,205 | \$28,205 | \$28,205 | \$28,205 | \$28,205 | \$28,205 | \$28,205 | \$28,205 |
| Net Operating Income | \$56,227 | (\$28,205) | (\$28,205) | (\$28,205) | (\$28,205) | (\$28,205) | (\$28,205) | (\$28,205) | (\$28,205) | (\$28,205) |



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 |
|-------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| CAP Rate | 6.61% | -3.32% | -3.32% | -3.32% | -3.32% | -3.32% | -3.32% | -3.32% | -3.32% | -3.32% |
| Operating Expense Ratio | 33.40% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Gross Multiplier (GRM) | 10.07 | | | | | | | | | |
| Breakeven Ratio | 33.41% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Price / SF | \$208.33 | \$208.33 | \$208.33 | \$208.33 | \$208.33 | \$208.33 | \$208.33 | \$208.33 | \$208.33 | \$208.33 |
| Price / Unit | \$141,667 | \$141,667 | \$141,667 | \$141,667 | \$141,667 | \$141,667 | \$141,667 | \$141,667 | \$141,667 | \$141,667 |
| Income / SF | \$20.69 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Expense / SF | \$6.91 | \$6.91 | \$6.91 | \$6.91 | \$6.91 | \$6.91 | \$6.91 | \$6.91 | \$6.91 | \$6.91 |

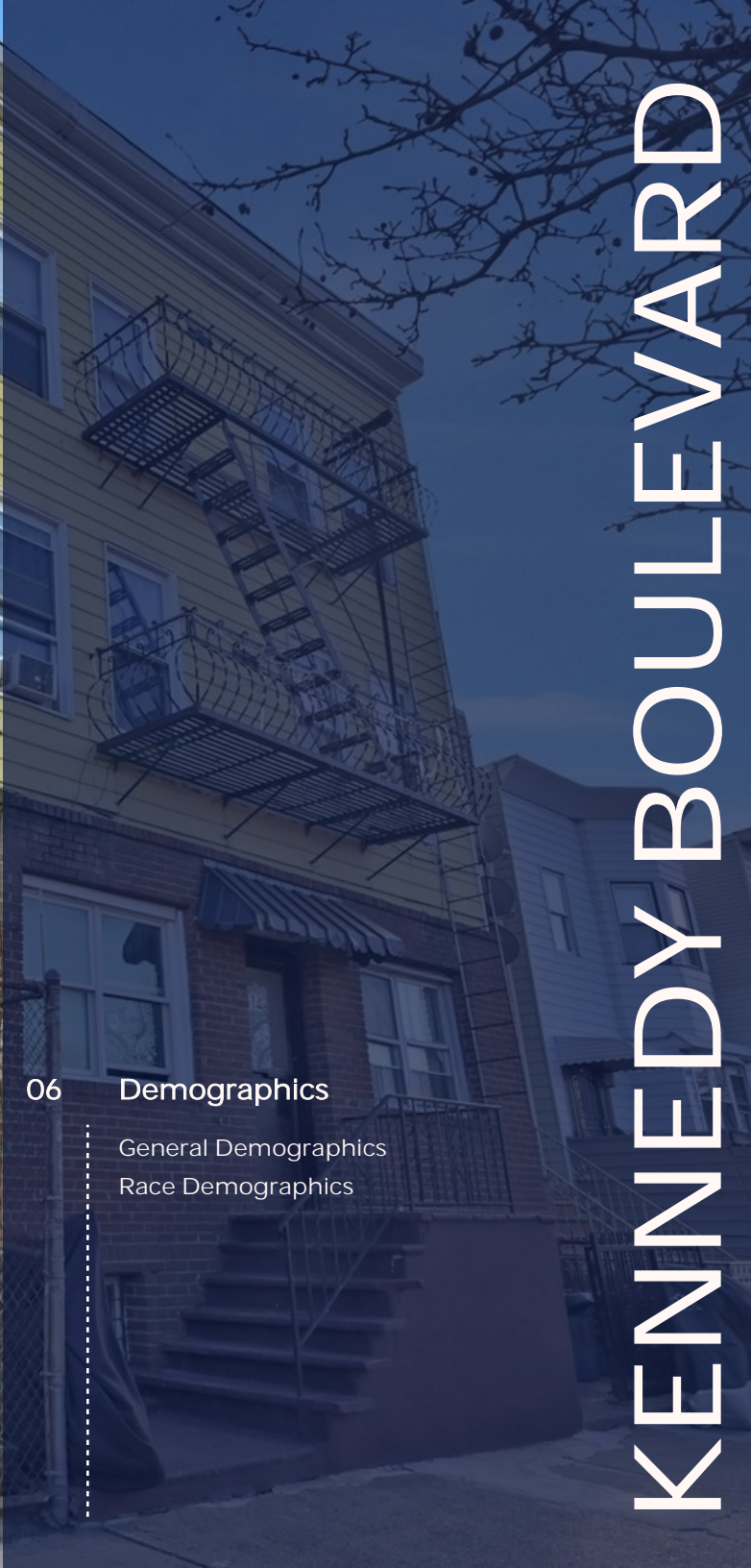
Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.





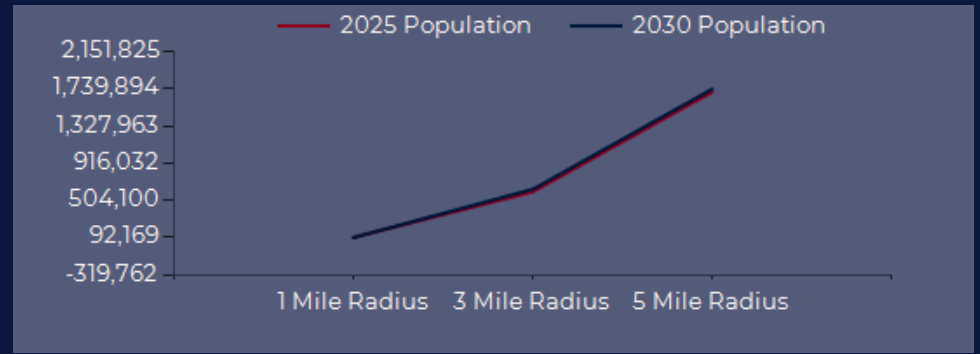
06 Demographics

- General Demographics
- Race Demographics

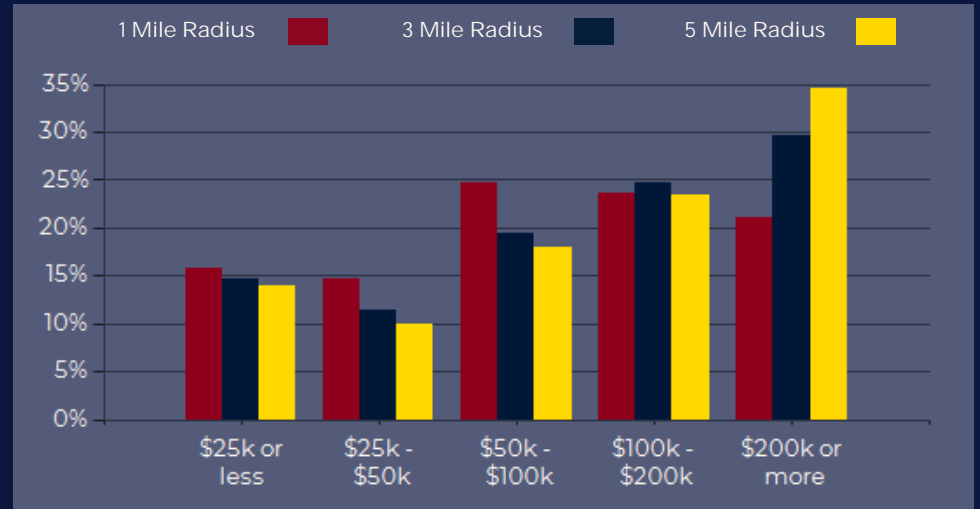


| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|---------|-----------|
| 2000 Population | 84,793 | 459,276 | 1,405,227 |
| 2010 Population | 87,626 | 492,835 | 1,501,158 |
| 2025 Population | 93,164 | 600,532 | 1,708,700 |
| 2030 Population | 92,169 | 627,613 | 1,739,894 |
| 2025 African American | 4,647 | 39,833 | 134,529 |
| 2025 American Indian | 1,553 | 6,155 | 11,371 |
| 2025 Asian | 11,766 | 118,432 | 312,092 |
| 2025 Hispanic | 53,745 | 210,295 | 414,361 |
| 2025 Other Race | 30,586 | 107,600 | 201,719 |
| 2025 White | 28,654 | 247,223 | 853,559 |
| 2025 Multiracial | 15,857 | 80,637 | 193,712 |
| 2025-2030: Population: Growth Rate | -1.05% | 4.45% | 1.80% |

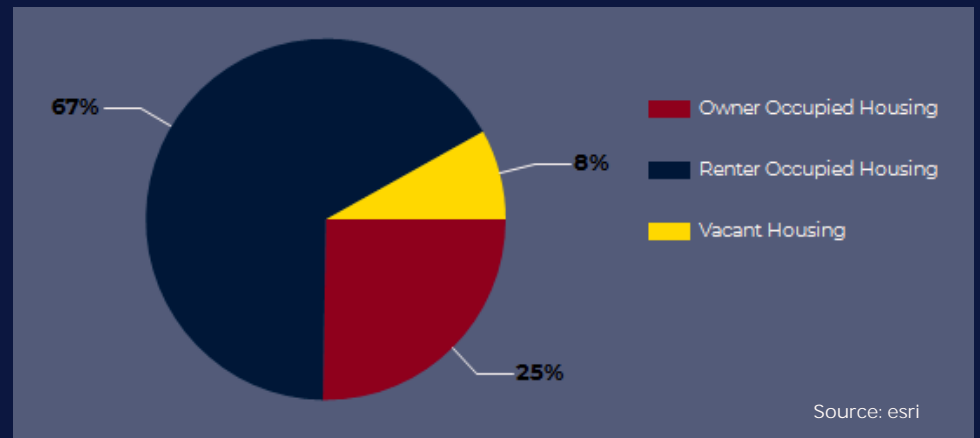
| 2025 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|-----------|-----------|-----------|
| less than \$15,000 | 3,052 | 25,702 | 76,411 |
| \$15,000-\$24,999 | 2,555 | 14,874 | 39,309 |
| \$25,000-\$34,999 | 1,951 | 12,216 | 35,789 |
| \$35,000-\$49,999 | 3,283 | 19,539 | 46,640 |
| \$50,000-\$74,999 | 4,895 | 28,988 | 79,014 |
| \$75,000-\$99,999 | 3,907 | 25,008 | 68,587 |
| \$100,000-\$149,999 | 5,560 | 41,234 | 113,876 |
| \$150,000-\$199,999 | 2,871 | 27,216 | 79,755 |
| \$200,000 or greater | 7,493 | 81,849 | 285,890 |
| Median HH Income | \$86,516 | \$111,000 | \$125,667 |
| Average HH Income | \$135,139 | \$176,320 | \$212,744 |



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

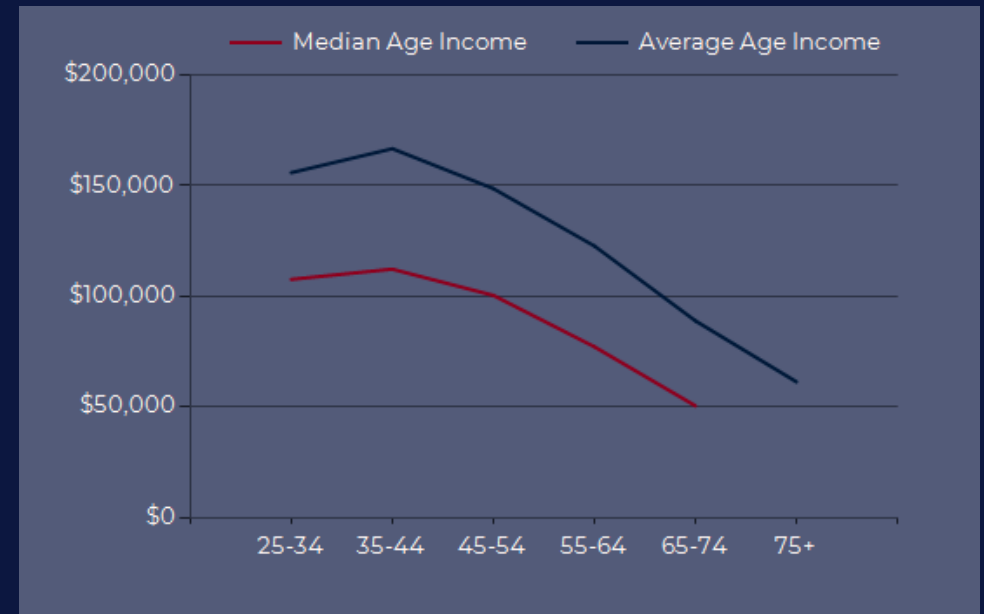
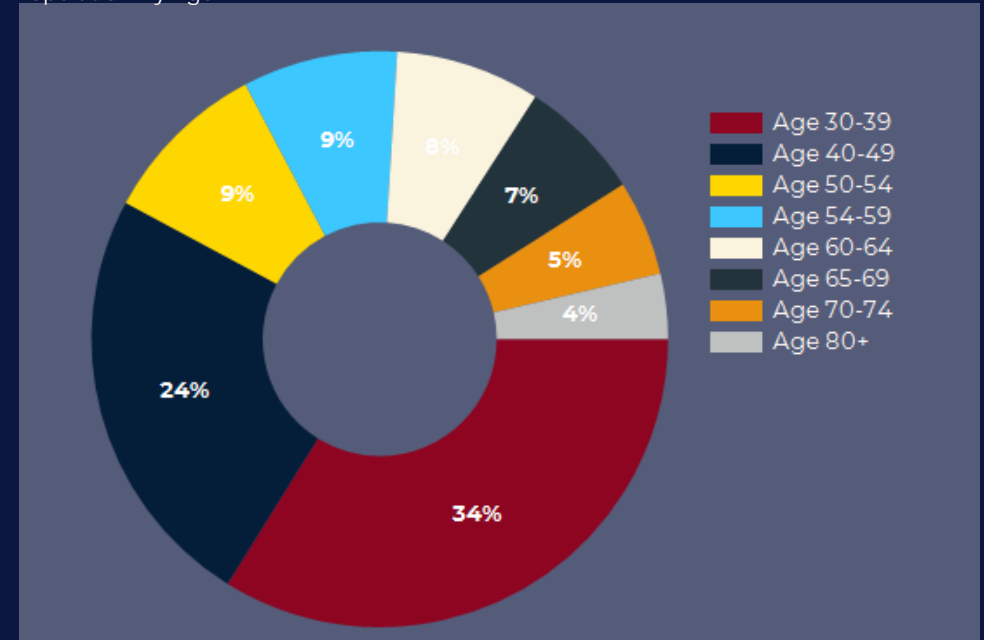


Source: esri

| 2025 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|---------|-----------|
| 2025 Population Age 30-34 | 9,842 | 78,752 | 199,242 |
| 2025 Population Age 35-39 | 8,881 | 61,988 | 157,967 |
| 2025 Population Age 40-44 | 7,335 | 46,930 | 123,733 |
| 2025 Population Age 45-49 | 5,943 | 36,008 | 99,283 |
| 2025 Population Age 50-54 | 5,220 | 32,371 | 94,162 |
| 2025 Population Age 55-59 | 4,805 | 29,830 | 89,193 |
| 2025 Population Age 60-64 | 4,489 | 27,510 | 84,513 |
| 2025 Population Age 65-69 | 3,811 | 23,583 | 77,100 |
| 2025 Population Age 70-74 | 2,967 | 19,320 | 68,105 |
| 2025 Population Age 75-79 | 2,025 | 14,066 | 56,359 |
| 2025 Population Age 80-84 | 1,221 | 9,139 | 37,798 |
| 2025 Population Age 85+ | 1,072 | 7,940 | 34,759 |
| 2025 Population Age 18+ | 74,344 | 507,781 | 1,460,128 |
| 2025 Median Age | 36 | 36 | 37 |
| 2030 Median Age | 37 | 37 | 38 |

| 2025 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34 | \$107,686 | \$130,309 | \$136,591 |
| Average Household Income 25-34 | \$155,935 | \$193,457 | \$213,928 |
| Median Household Income 35-44 | \$112,312 | \$150,011 | \$169,917 |
| Average Household Income 35-44 | \$166,826 | \$211,046 | \$249,484 |
| Median Household Income 45-54 | \$100,460 | \$135,277 | \$175,197 |
| Average Household Income 45-54 | \$148,774 | \$204,655 | \$261,997 |
| Median Household Income 55-64 | \$77,192 | \$103,676 | \$141,211 |
| Average Household Income 55-64 | \$122,804 | \$174,253 | \$234,686 |
| Median Household Income 65-74 | \$50,460 | \$56,166 | \$75,131 |
| Average Household Income 65-74 | \$88,927 | \$120,258 | \$174,821 |
| Average Household Income 75+ | \$61,303 | \$80,193 | \$133,421 |

Population By Age



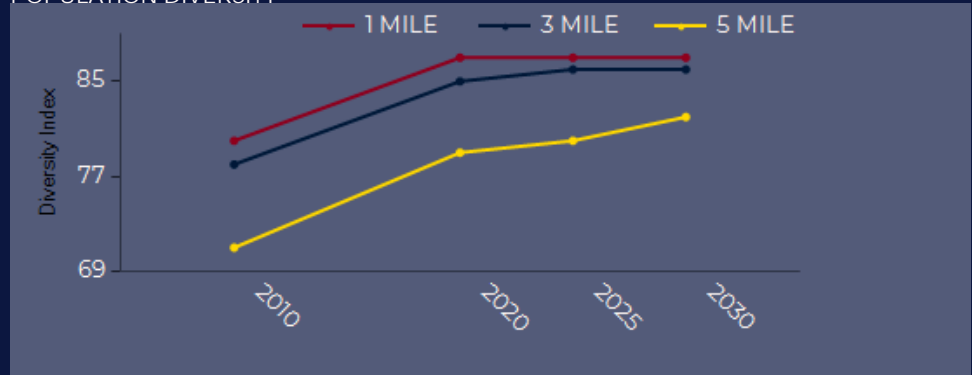
| DIVERSITY INDEX | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|--------|--------|--------|
| Diversity Index (+5 years) | 87 | 86 | 82 |
| Diversity Index (current year) | 87 | 86 | 80 |
| Diversity Index (2020) | 87 | 85 | 79 |
| Diversity Index (2010) | 80 | 78 | 71 |

POPULATION BY RACE



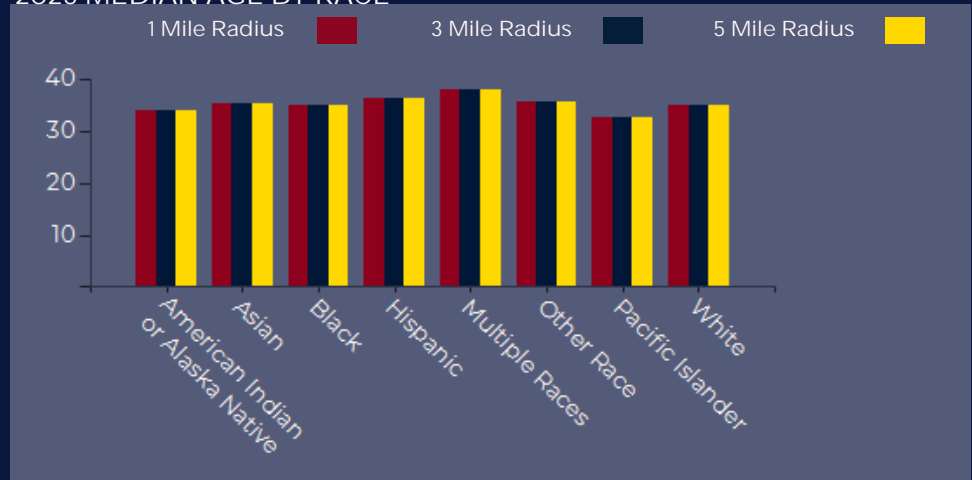
| 2025 POPULATION BY RACE | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|--------|--------|--------|
| African American | 3% | 5% | 6% |
| American Indian | 1% | 1% | 1% |
| Asian | 8% | 15% | 15% |
| Hispanic | 37% | 26% | 20% |
| Multiracial | 11% | 10% | 9% |
| Other Race | 21% | 13% | 10% |
| White | 20% | 31% | 40% |

POPULATION DIVERSITY



| 2025 MEDIAN AGE BY RACE | 1 MILE | 3 MILE | 5 MILE |
|--|--------|--------|--------|
| Median American Indian/Alaska Native Age | 34 | 34 | 35 |
| Median Asian Age | 35 | 33 | 36 |
| Median Black Age | 35 | 37 | 37 |
| Median Hispanic Age | 36 | 37 | 37 |
| Median Multiple Races Age | 38 | 37 | 35 |
| Median Other Race Age | 36 | 37 | 37 |
| Median Pacific Islander Age | 33 | 38 | 37 |
| Median White Age | 35 | 37 | 38 |

2025 MEDIAN AGE BY RACE



07 Company Profile

Company Bio
Advisor Profile



MISSION STATEMENT

Select The Harris Team as your premier provider of comprehensive real estate solutions across New York, New Jersey, and Florida. Rely on our award-winning, high-performing team, which boasts over 20 years of brokerage expertise and an impressive track record of success, even in challenging markets.

Consistently ranked in the top 1% of realtors both nationally and internationally, Robert and his skilled team offer ****concierge real estate services**** tailored to buyers, sellers, landlords, investors, and developers. Our extensive knowledge spans:

- Resale market
- Commercial properties
- Multifamily investments
- New construction

We manage every aspect of the process, from conception and development to title closings, 1031 Exchange, pre-foreclosure, and short sales.

Our thriving business is built on exceptional market insights, effective marketing and social media strategies, and remarkable results that generate continuous referrals from our loyal clients. We are dedicated to serving and educating you throughout every phase, whether you are looking to buy or sell locally or navigating a relocation anywhere in the world. You can trust us to listen to your needs, respect your privacy, and deliver the finest sales experience possible. Our goal is to become your trusted partner and your REALTORS® for life.



Robert G. Harris
Broker-Associate

With an illustrious 20-year legacy as a distinguished listing and sales representative, Robert Harris revels in providing consultation and guidance to those embarking on their journey in the vibrant New York City and Hudson County, NJ real estate market. As both a homeowner and real estate investor, he embraces his role as his "clients' personal real estate concierge," keeping them informed of the latest market trends, enlightening them about the rich history of specific neighborhoods or buildings, and meticulously addressing every facet of the transaction journey—from the initial search to the triumphant closing. "My goal with my clients is to be their realtor for life," he affirms.

A true New Yorker, Robert possesses profound knowledge of the city's eclectic neighborhoods and specializes in residential, commercial, investment, and new construction real estate. Licensed across three states, his expertise is a tapestry woven from years of experience in operations management and as a representative for the city's most esteemed real estate firms. He has garnered a reputation for his prowess in negotiating optimal contracts for his clients, as well as his adeptness in harnessing cutting-edge technology and ensuring seamless collaboration with home inspectors and appraisers to ascertain all necessary preparations before closing.

With an array of certifications and designations in Commercial Real Estate, Luxury Home Specialist, Short Sales & Foreclosure, Smart Home Technology, Negotiation Expertise, and a background in Marketing, Robert's meticulous attention to detail, stellar communication skills, and personalized service consistently surpass his clients' expectations as he hones in on their distinct desires.

KENNEDY BOULEVARD

Exclusively Marketed by:

Robert G. Harris
Christies International Real Estate
Broker-Associate
(646) 334-0559
robertharris@homesbythehudson.com
1110517



CHRISTIE'S
INTERNATIONAL REAL ESTATE
GROUP

<https://www.christiesrealestate.com/real-estate-agents/robert-harris/14837/>

powered by CREOP