



Each office independently owned and operated

PATRICK VARELAS RE/MAX COMMERCIAL

392 Ramapo Valley Rd
Oakland, NJ 07436

FOR SALE

MULTIFAMILY PROPERTY

18 UNIT FULLY OCCUPIED PORTFOLIO BUILT IN 2022

164 ATLANTIC ST AND 50 N 4TH ST | PATERSON, NJ 07503



PRESENTED BY:

PATRICK VARELAS
201.400.5344

TABLE OF CONTENTS

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Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
COMPLETE HIGHLIGHTS	6
ADDITIONAL PHOTOS	7
LOCATION INFORMATION	8
REGIONAL MAP	9
LOCATION MAP	10
AERIAL MAP	11
DEMOGRAPHICS	12
DEMOGRAPHICS MAP & REPC	13



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1

PROPERTY INFORMATION

IN THIS SECTION

PROPERTY SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Truly special opportunity to purchase 18 newly constructed units in growing Paterson NJ. Completed in 2022, this attractive offering has been fully occupied since completion and enjoy a 30 year tax abatement. Two buildings total, one 6 unit, one 12 unit. Strong location and super on site. Great opportunity to expand your portfolio or start investing!

PROPERTY HIGHLIGHTS

- -30 tax abatement
- -Fully Occupied
- -New Built in 2022

OFFERING SUMMARY

Sale Price:	\$7,000,000
Number of Units:	18
Lot Size (both sites):	12,500 SF
Building Size(both sites):	16,200 SF
NOI:	\$456,400.00
Cap Rate:	6.52%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,779	3,198	12,074
Total Population	5,281	9,780	37,892
Average HH Income	\$79,134	\$78,691	\$78,821

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PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

Two buildings built in 2022 on Northside and Southside of Paterson. 18 Units total.

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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

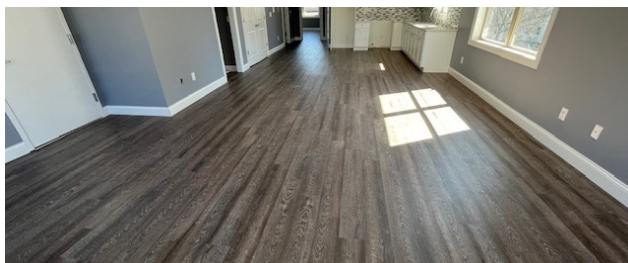
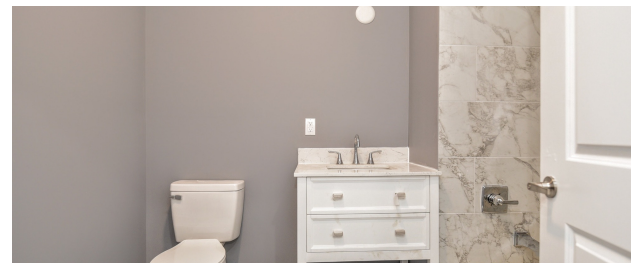
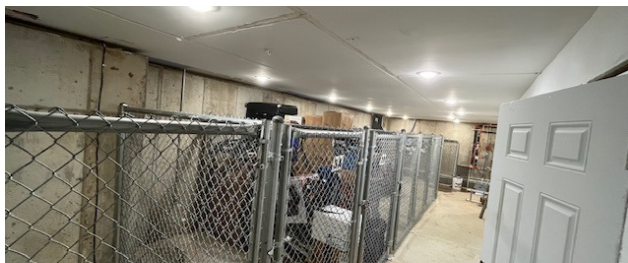
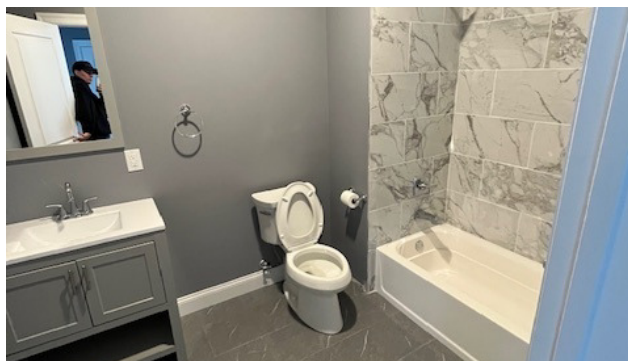
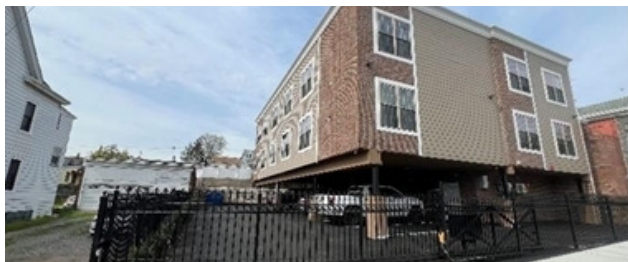
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ADDITIONAL PHOTOS



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2

LOCATION INFORMATION

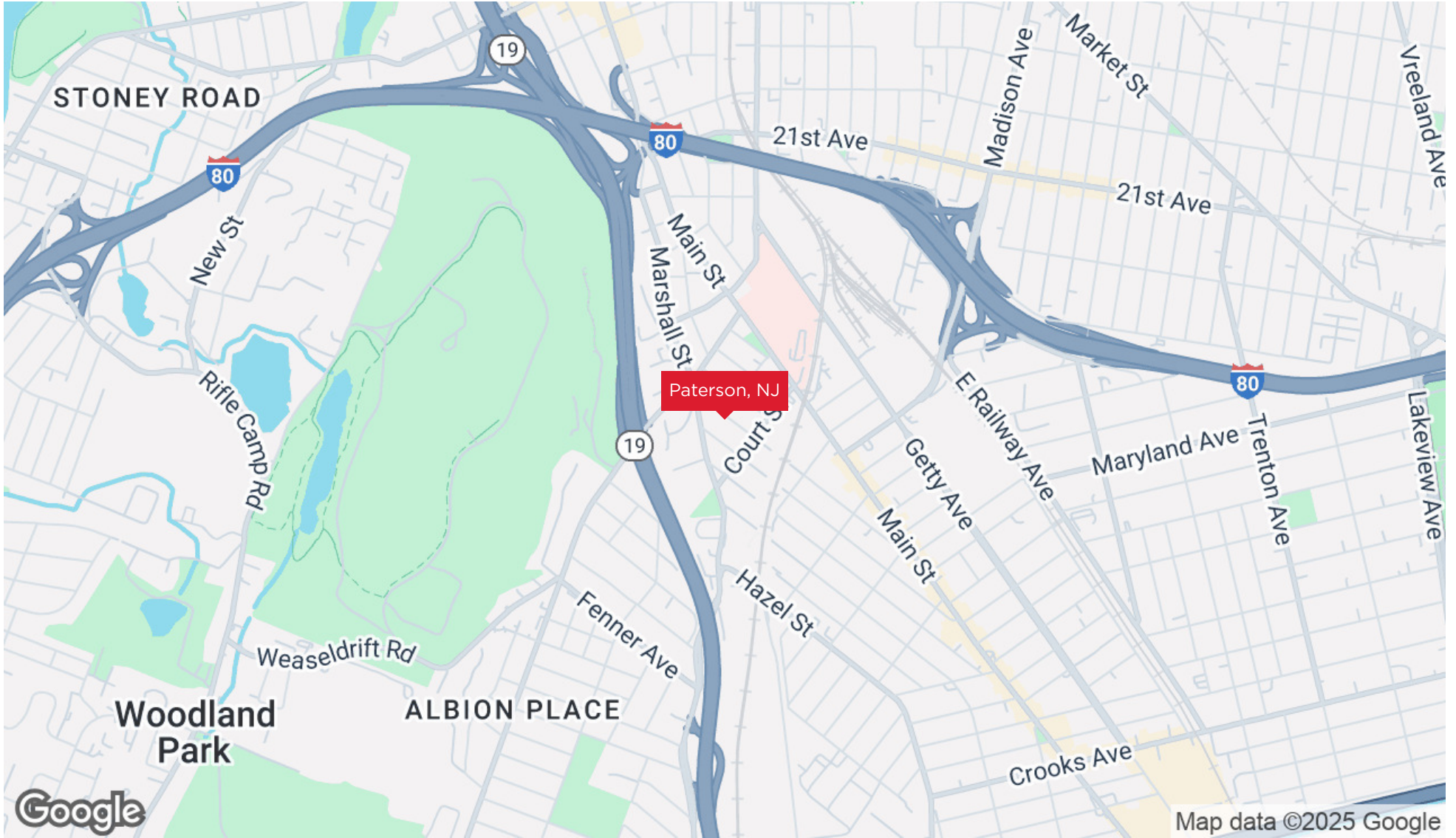
IN THIS SECTION

REGIONAL MAP

LOCATION MAP

AERIAL MAP

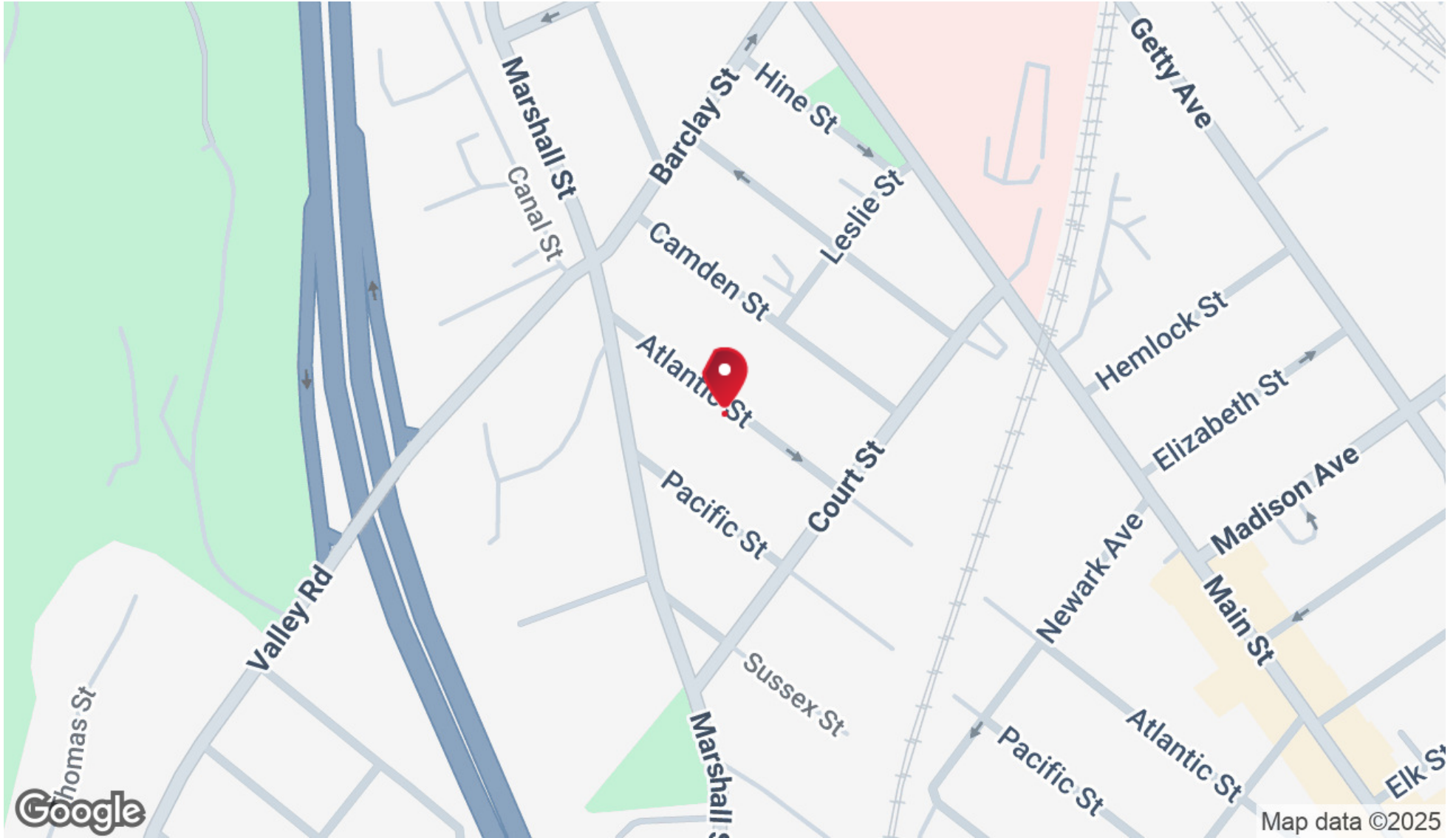
REGIONAL MAP



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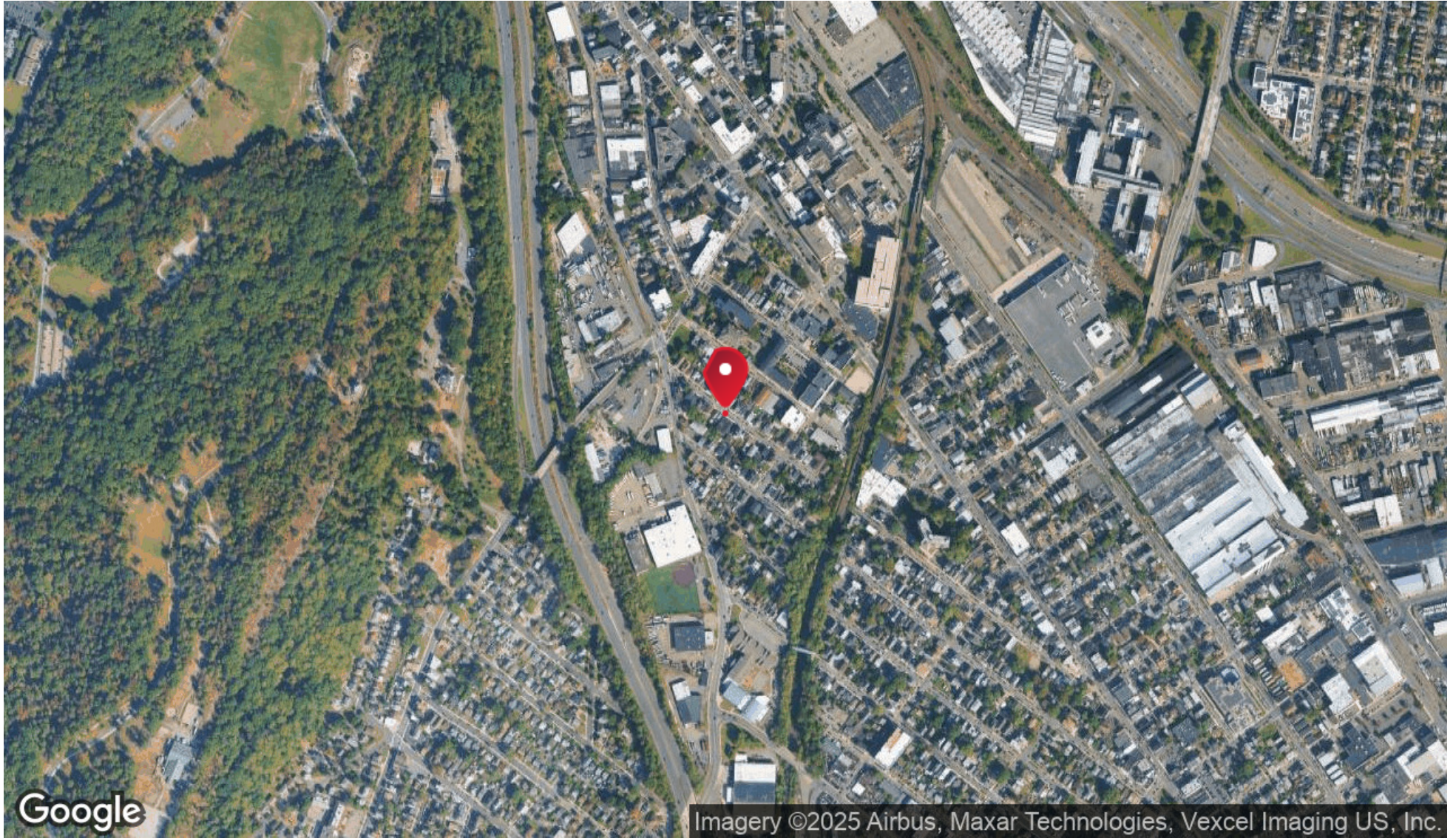
LOCATION MAP



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//AERIAL MAP



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3

DEMOGRAPHICS

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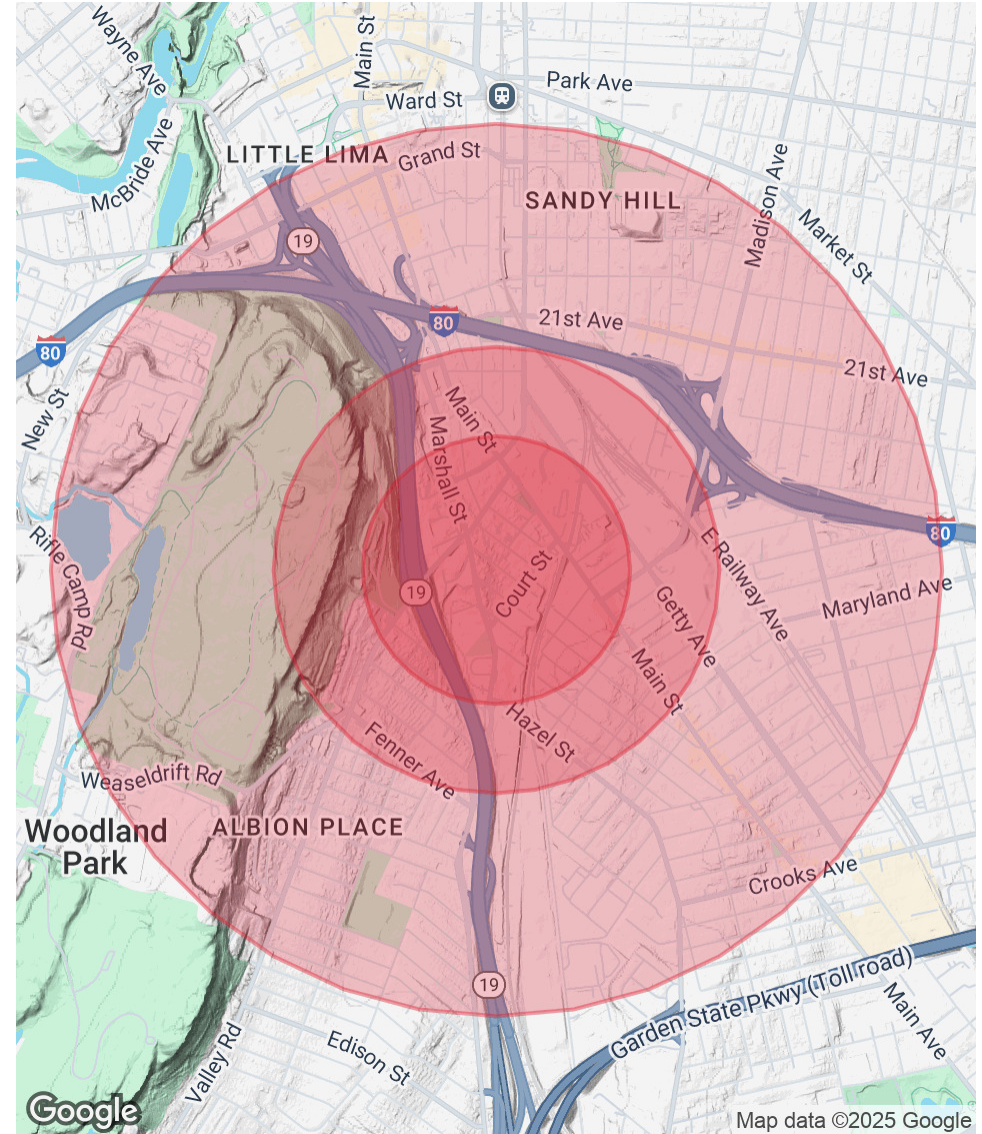
DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	5,281	9,780	37,892
Average Age	36	37	38
Average Age (Male)	35	35	37
Average Age (Female)	38	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,779	3,198	12,074
# of Persons per HH	3	3.1	3.1
Average HH Income	\$79,134	\$78,691	\$78,821
Average House Value	\$403,193	\$411,685	\$397,566

Demographics data derived from AlphaMap



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