

(8) Unit Approved Residential Development

ENGLEWOOD, NJ



OFFERING MEMORANDUM

KW COMMERCIAL

2200 Fletcher Avenue, 5th floor

Fort Lee, NJ 07024

PRESENTED BY:

BRUCE ELIA JR.

Broker-Associate
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ENGLEWOOD, NJ

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(8) UNIT APPROVED RESIDENTIAL DEVELOPMENT

PROPERTY INFORMATION

1

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

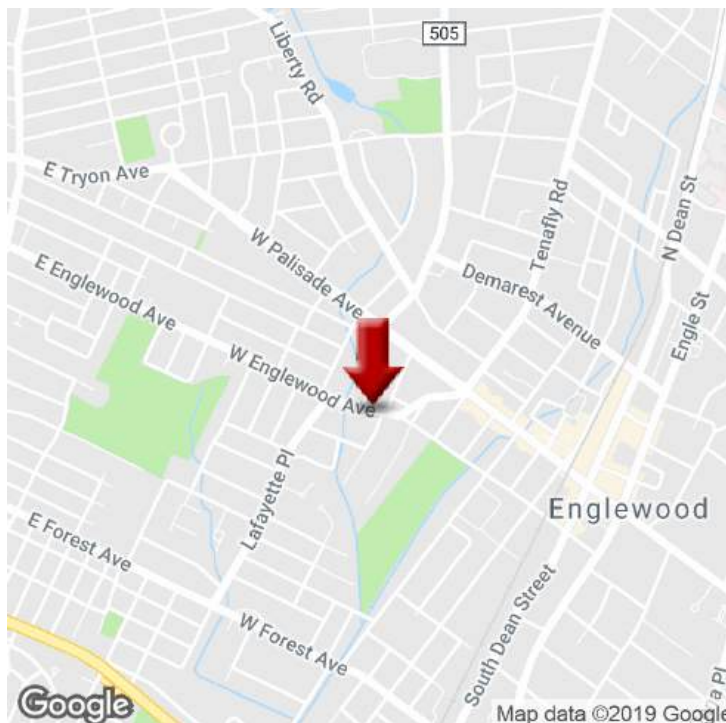
PROPERTY DETAILS

RENDERING OF COMPLEX

EXTERIOR OF PLANS

INTERIOR OF UNITS

Executive Summary



OFFERING SUMMARY

PROJECTED SALE PRICE:	\$2,585,163
NUMBER OF UNITS:	8
PROJECTED CAP RATE:	5.25%
PROJECTED NOI:	\$135,828
LOT SIZE:	6,551 SF
YEAR BUILT:	2020
BUILDING SIZE:	10,000 SF
ZONING:	R-E
MARKET:	Northern NJ Market
SUBMARKET:	GW Bridge (New York)
PRICE / SF:	\$258.52

PROPERTY OVERVIEW

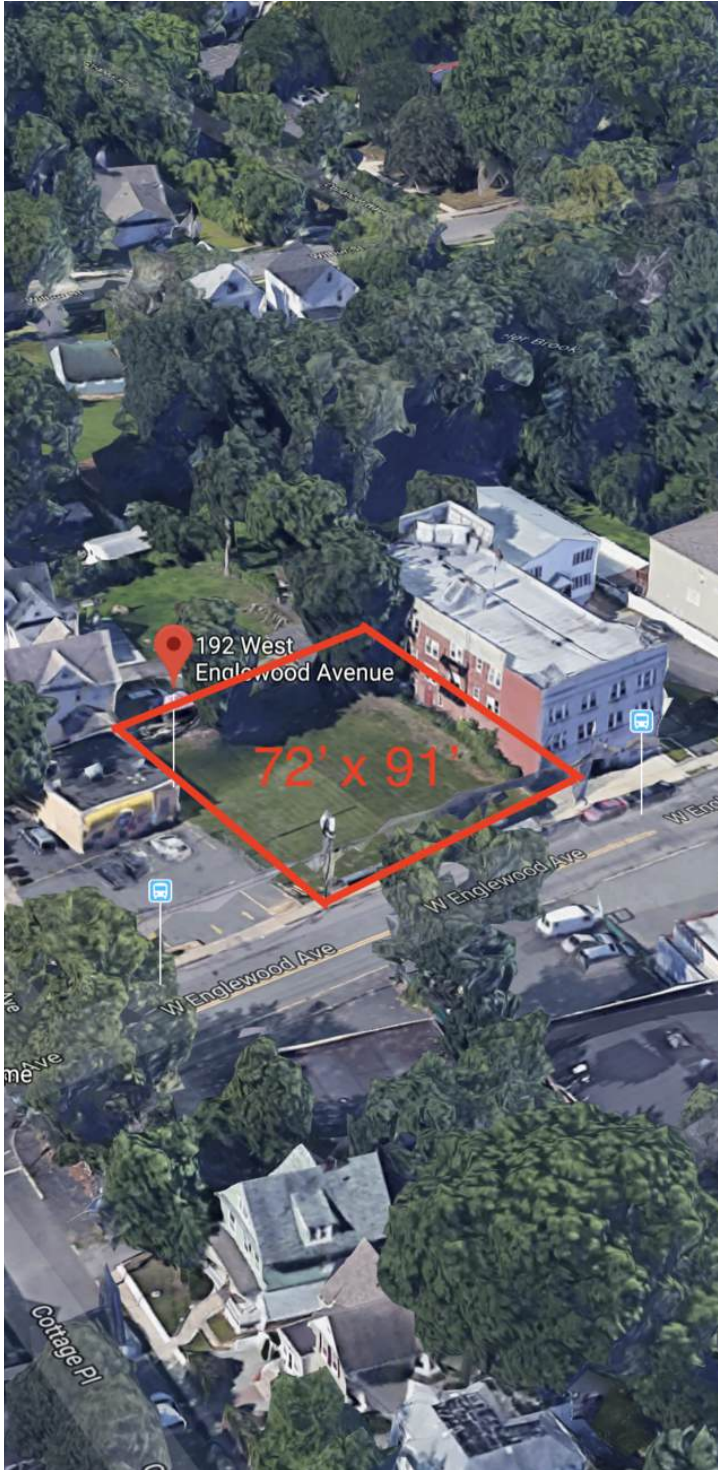
The Bruce Elia Team presents an opportunity to purchase an approved (8) unit residential multi-family development located in an up and coming area of Englewood with lots of developments around, and overflow from downtown's thriving new construction and street retail.

Englewood is home to the prestigious Englewood Hospital and provides easy access to major highways and convenient New York City Transportation, as well as a large variety of dining and shopping options for its residents. Englewood has a very strong shopping district within walking distance of this project.

PROPERTY HIGHLIGHTS

- Approved (8) Unit Residential Multi-family Development Opportunity
- Lot Size approx. 6,551 Sq Ft
- Flat Site - Easy to Build & Shovel Ready
- Lots of Other Current and Future Developments Around Subject Property
- All 2BR's / 2BTH's between 1,100 - 1,200 Sq Ft - Some Units have Terraces
- Open Floor Plan Units - Master Bedroom Includes Master Bathroom
- Laundry In-Unit

Property Description



PROPERTY OVERVIEW

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LOCATION OVERVIEW

Contemporary Englewood:

At present Englewood is a sophisticated city which combines much of its historic grace and charm with an exciting cosmopolitan atmosphere. It has many contrasts - between elaborate Victorian mansions and modern low-rise condominiums, between quiet tree-lined residential neighborhoods and the bustling central business district, between large estates and affordable apartments. Its proximity to New York City continues to be a significant feature, but it also has a vital and distinctive character of its own, forged from the richly heterogeneous backgrounds, interests and talents of its citizens.

Englewood's population is far more diverse than that of most suburbs, including many of its Bergen County neighbors. Occupations range from highly paid professionals to unskilled trades. Due to the proximity of New York hospitals and the ever-expanding Englewood Hospital and Medical Center, doctors abound. There are also many lawyers, business men and women, engineers and professors, as well as a number of artists, musicians, and entertainment and sports figures. One of many distinguished residents was Dizzy Gillespie, after whom a downtown area is named.

Property Details

PROJECTED SALE PRICE

\$2,585,163

LOCATION INFORMATION

Building Name	(8) Unit Approved Residential Development
Street Address	192 W Englewood Ave
City, State, Zip	Englewood, NJ 07631
County/Township	Bergen/Englewood
Market	Northern NJ Market
Submarket	GW Bridge (New York)
Side Of Street	South
Road Type	Paved
Market Type	Large
Nearest Highway	All Major NJ Highway Arteries Within a Few Minute Drive
Nearest Airport	Newark Airport just 20 minutes away!

BUILDING INFORMATION

Building Size	10,000 SF
Projected NOI	\$135,828
Projected Cap Rate	5.25%
Price / SF	\$258.52
Year Built	2020
Occupancy %	0%
Tenancy	Multiple
Number Of Floors	2
Average Floor Size	5,000 SF
Load Factor	Yes
Construction Status	Proposed
Framing	Stick Frame
Condition	Excellent
Roof	New
Free Standing	Yes
Number Of Buildings	1

PROPERTY DETAILS

Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Zoning	R-E
Lot Size	6,551 SF
Submarket	GW Bridge (New York)
Lot Frontage	72
Lot Depth	91
MLS ID#	Off Market

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number Of Spaces	16
Parking Description	There are (16) covered parking spaces for the tenants.

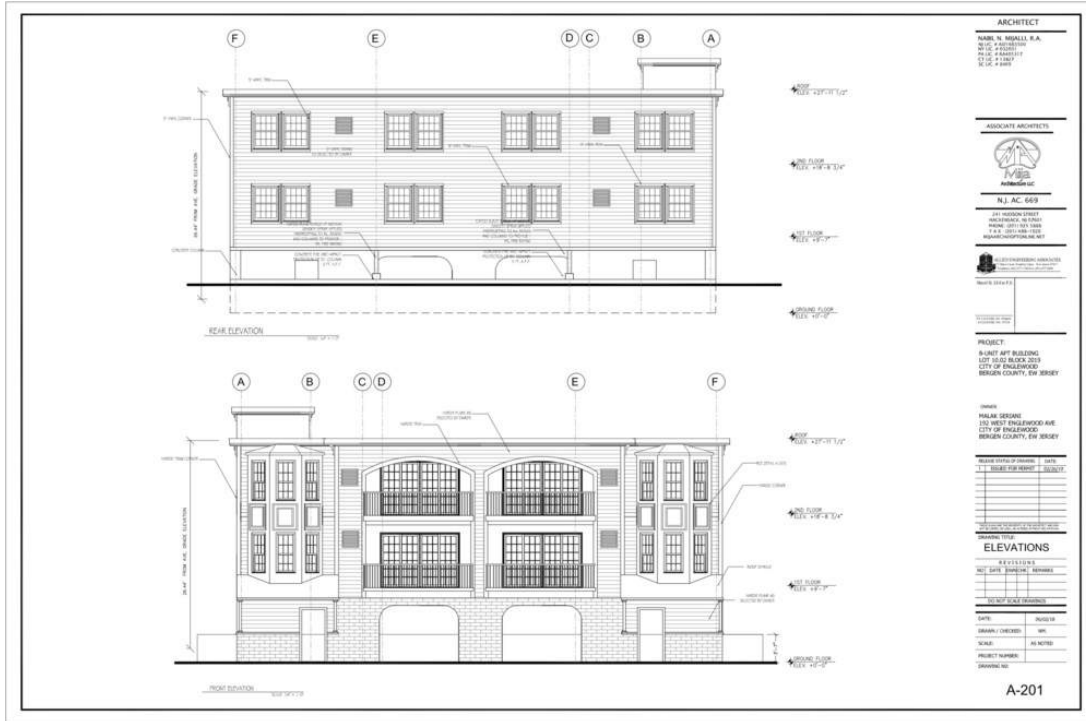
UTILITIES & AMENITIES

Handicap	Yes
Access	
Number Of	1
Elevators	
Landscaping	Professionally Landscaped
Interior	Interior of units are open floor plan (2) BR's
Description	featuring a breakfast bar, a guest bedroom and guest bathroom, and a master suite, featuring a master bathroom and terrace (some units).
Utilities	All tenant utilities are separated for each unit,
Description	including the water.

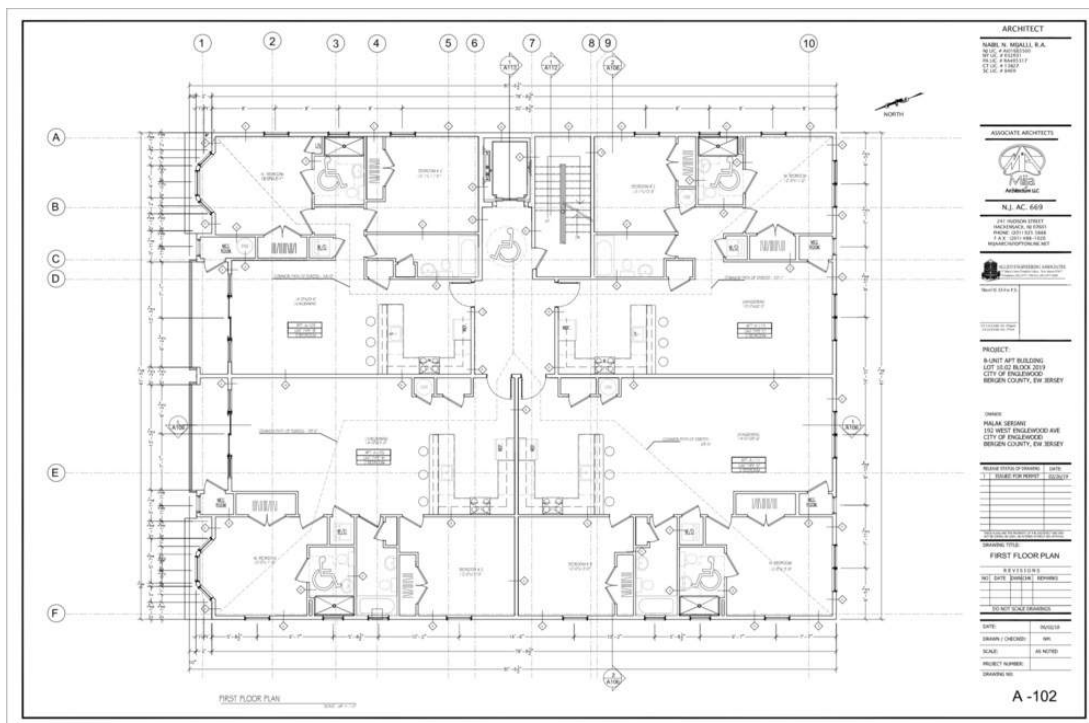
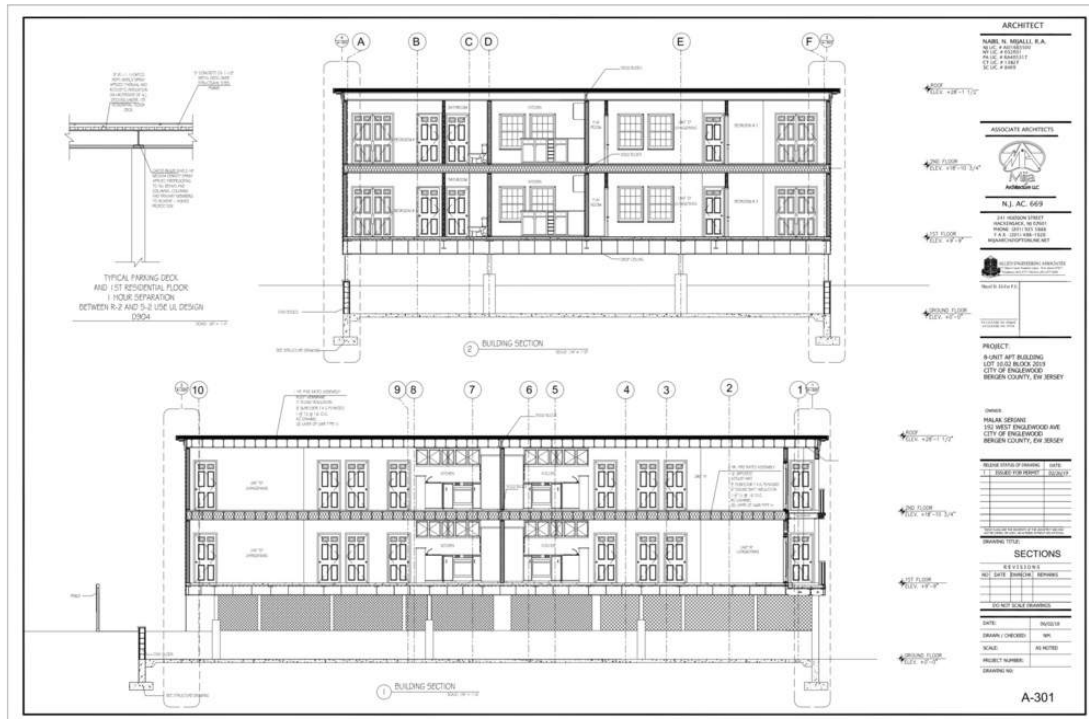
Rendering Of Complex



Exterior Of Plans



Interior Of Units



(8) UNIT APPROVED RESIDENTIAL DEVELOPMENT

LOCATION INFORMATION

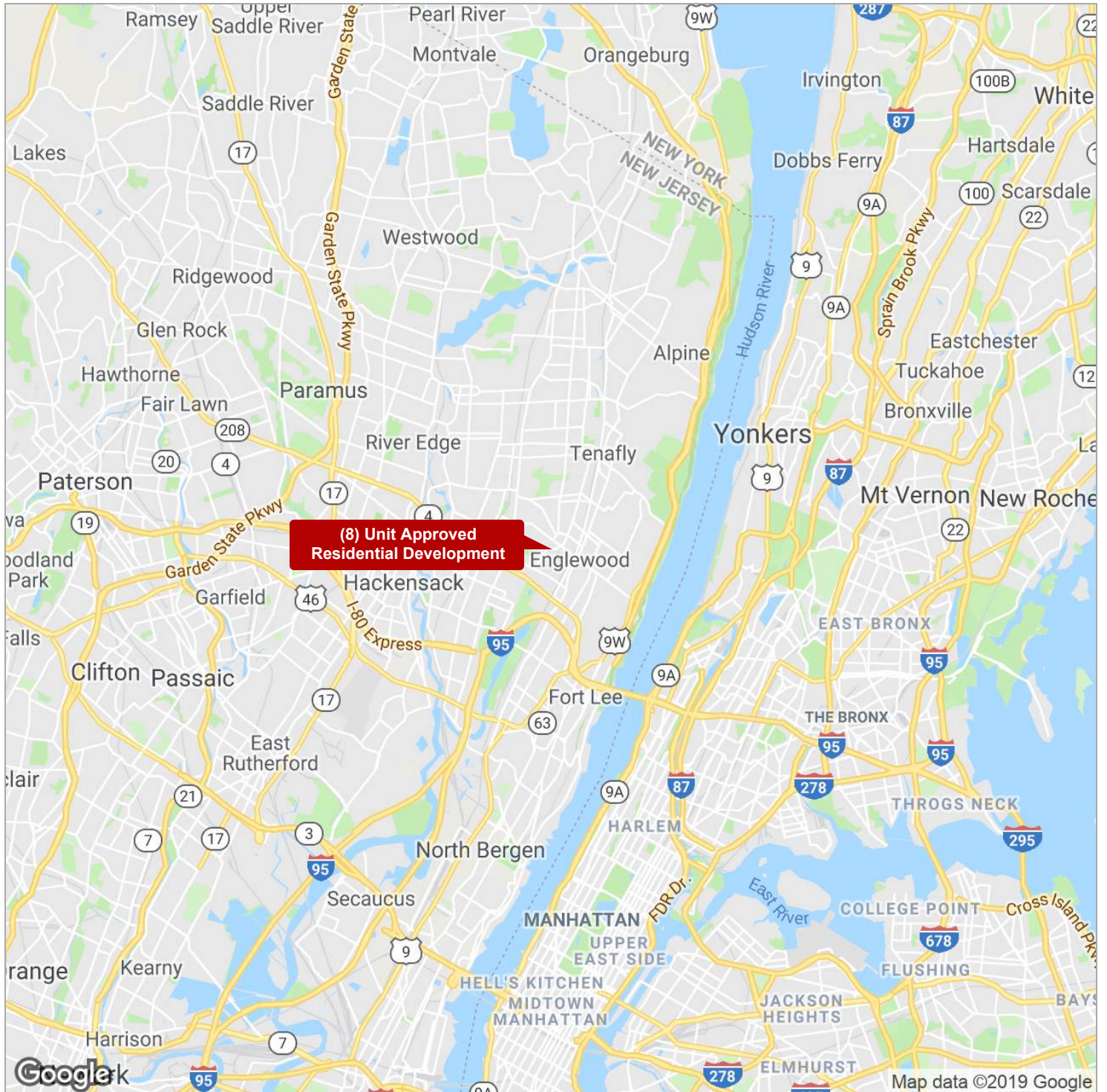
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REGIONAL MAP

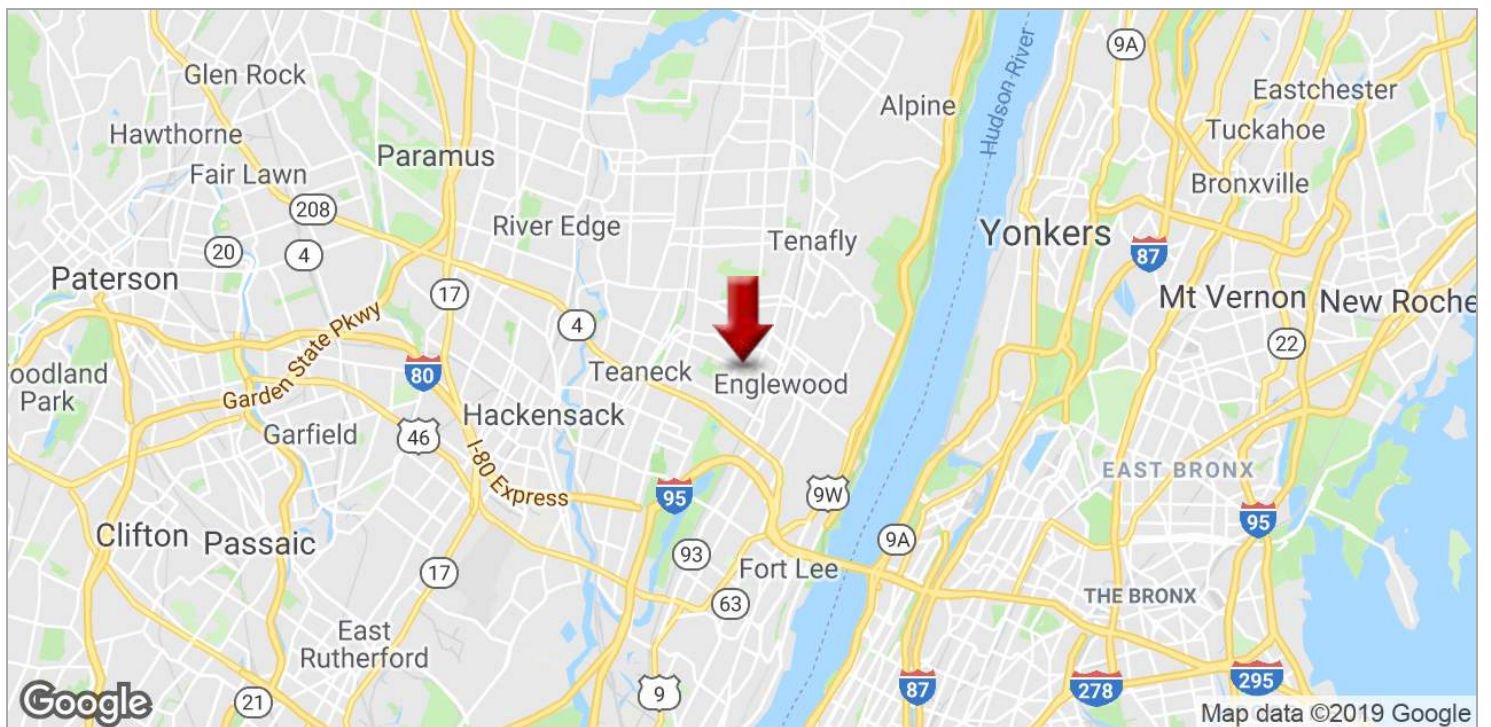
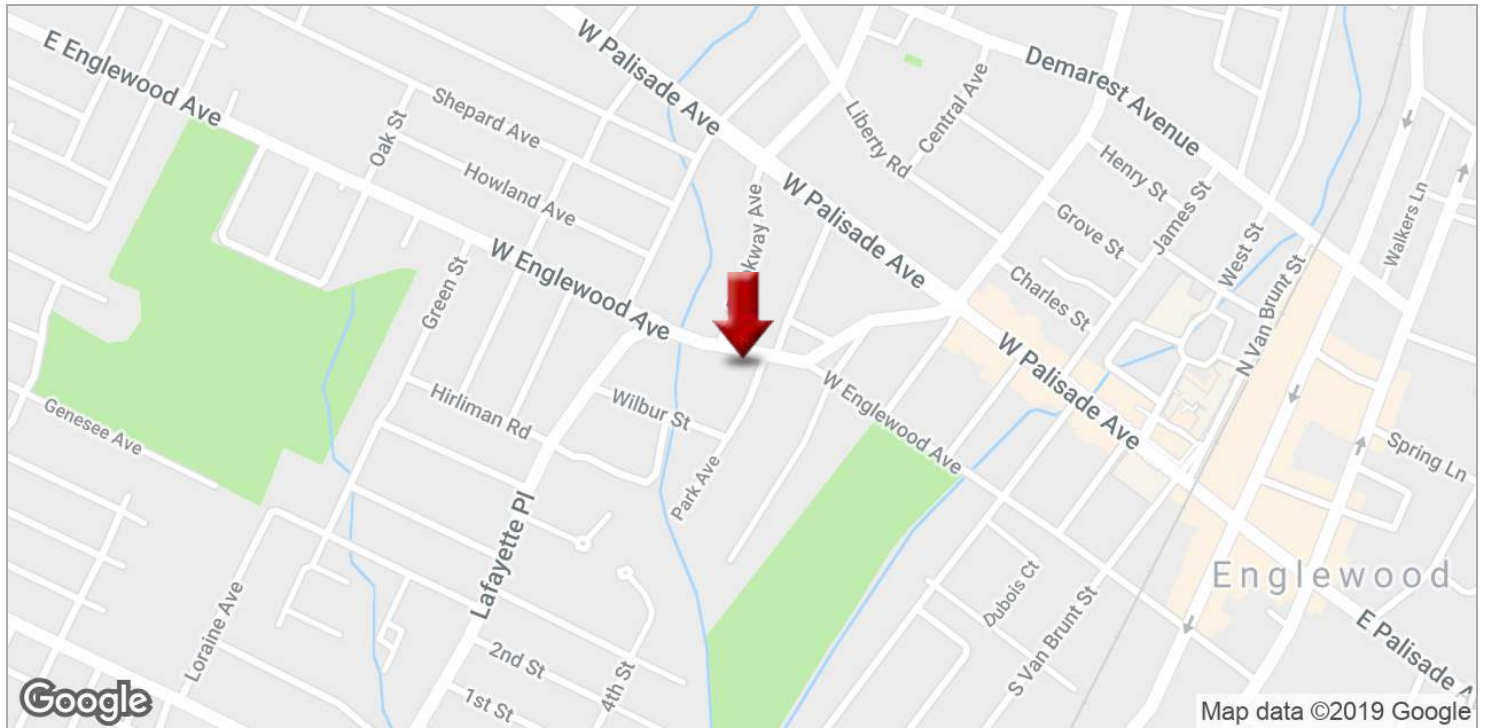
LOCATION MAPS

AERIAL MAP

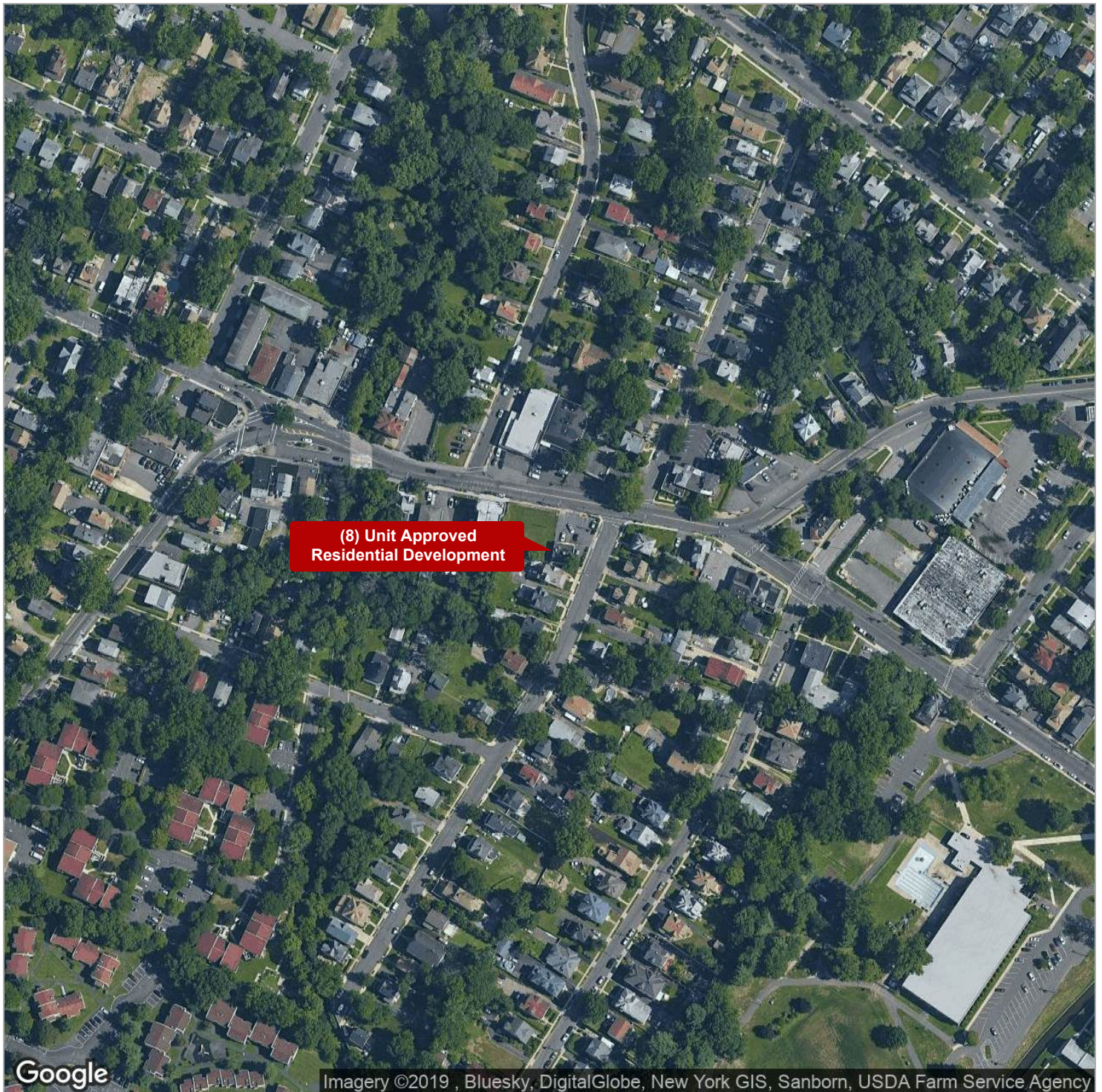
Regional Map



Location Maps



Aerial Map



(8) UNIT APPROVED RESIDENTIAL DEVELOPMENT

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

INCOME & EXPENSES

RENT ROLL

Financial Summary

INVESTMENT OVERVIEW

PROJECTED FINANCIAL PROFORMA FOR DEVELOPMENT

Price	\$2,585,163
Price per Unit	\$323,145
GRM	11.7
CAP Rate	5.3%
Cash-on-Cash Return (yr 1)	2.62 %
Total Return (yr 1)	\$47,149
Debt Coverage Ratio	1.21

OPERATING DATA

PROJECTED FINANCIAL PROFORMA FOR DEVELOPMENT

Gross Scheduled Income	\$220,800
Other Income	\$0
Total Scheduled Income	\$220,800
Vacancy Cost	\$11,040
Gross Income	\$209,760
Operating Expenses	\$73,932
Net Operating Income	\$135,828
Pre-Tax Cash Flow	\$23,178

FINANCING DATA

PROJECTED FINANCIAL PROFORMA FOR DEVELOPMENT

Down Payment	\$885,163
Loan Amount	\$1,700,000
Debt Service	\$112,650
Debt Service Monthly	\$9,387
Principal Reduction (yr 1)	\$23,971

Income & Expenses

INCOME SUMMARY

PROJECTED FINANCIAL PROFORMA FOR DEVELOPMENT

Gross Income

\$209,760

EXPENSE SUMMARY

PROJECTED FINANCIAL PROFORMA FOR DEVELOPMENT

Taxes (14%)	\$32,000
Insurance (2%)	\$4,500
Management Fees (4%)	\$8,832
Landscape & Snow Removal (1%)	\$1,500
Repairs & Maintenance (\$300 Unit)	\$2,400
Reserves (0.5%)	\$11,400
Common Area Electric (1%)	\$1,200
Common Area Heat/Cool (1%)	\$1,500
Elevator Maintenance (2%)	\$4,100
Water & Sewer (3%)	\$6,500

Gross Expenses

\$73,932

Net Operating Income

\$135,828

Rent Roll

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	CURRENT RENT	CURRENT RENT (PER SF)
Apt # 1	2	2	1,100	\$2,200	\$2.00
Apt # 2	2	2	1,100	\$2,200	\$2.00
Apt # 3	2	2	1,100	\$2,200	\$2.00
Apt # 4	2	2	1,100	\$2,200	\$2.00
Apt # 5	2	2	1,200	\$2,400	\$2.00
Apt # 6	2	2	1,200	\$2,400	\$2.00
Apt # 7	2	2	1,200	\$2,400	\$2.00
Apt # 8	2	2	1,200	\$2,400	\$2.00
Totals/Averages	2	2	9,200	\$18,400	\$2.00

(8) UNIT APPROVED RESIDENTIAL DEVELOPMENT

SALE COMPARABLES

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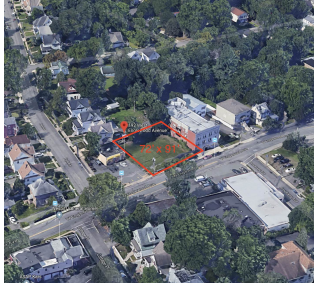
SALE COMPS

SALE COMPS SUMMARY

GENERAL SOLD COMPARABLES

SALE COMPS MAP

Sale Comps



★ Subject Property

192 W Englewood Ave | Englewood, NJ 07631

Sale Price:	\$2,585,163	Year Built:	2020
Building SF:	10,000 SF	Price PSF:	\$258.52
No. Units:	8	Price / Unit:	\$323,145
GRM:	11.71	CAP:	5.25%
NOI:	\$135,828		



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The Fairview Estates

11-13-15 Wendell Place | Fairview, NJ 07022

Sale Price:	\$20,025,000	Lot Size:	5,000 SF
Year Built:	2019	Building SF:	7,800 SF
Price PSF:	\$2,567.31	No. Units:	6
Price / Unit:	\$3,337,500	CAP:	6.00%
Occupancy:	100%	GRM:	16.00
NOI:	\$124,582		



The Bruce Elia Team presents (6) 2BR/2BTH - Approx. 1,200 SF Units; (2) Car Covered Parking For Each Unit with Large Windows Pouring Tons of Natural Light Inside Each Unit. NYC Bus Located Across The Street. Great Low Maintenance Costs. Washer/Dryer in Each Unit. Tenants Pay Their Own Utilities, including water. Open Floor Plan Designs Throughout. Walking Distance to Downtown Fairview. Future Condo Conversion and Sell Out. Easy and Clean Investment for Starter or Experienced Investo. Property is Legally Considered (3) 2 Family Houses and Does Not Require a Green Card



North Bergen River Rd Complex

8917 River Rd | North Bergen, NJ 07047

Sale Price:	\$3,125,000	Lot Size:	9,148 SF
Year Built:	2008	Building SF:	9,328 SF
Price PSF:	\$335.01	No. Units:	8
Price / Unit:	\$390,625	CAP:	6.20%
Closed:	01/19/2017	Occupancy:	100%
GRM:	14.66	NOI:	\$213,128



The 8-unit multifamily property located at 8917 River Road in North Bergen, New Jersey sold for \$3,125,000, approximately \$390,000 per unit. The property had been constructed in 2008, originally as condominiums, but were leased out when the units could not sell. The property was fully occupied at the time of the sale. While a cap rate could not be confirmed, the 2014 net operating income was reported to be \$213,128. To emphasize, this could be very well out of date, and is meant to better provide an estimate on what the NOI / cap rate could have been for this transaction.

Sale Comps



North Bergen (8) Unit Residential Multifamily
 610-612 12th St | Union City, NJ 07087

Sale Price:	\$2,605,000	Lot Size:	4,356 SF
Year Built:	2018	Building SF:	19,566 SF
Price PSF:	\$133.14	No. Units:	8
Price / Unit:	\$325,625	CAP:	5.50%
Closed:	10/21/2018	Occupancy:	100%
GRM:	15.00	NOI:	\$143,275



On November 21, 2018, these two adjacent apartment buildings, located at 610 - 612 12th Street in Union City, New Jersey, were sold together for \$2,605,000, or \$325,625 per unit. Each building has four units (total of 8 units sold). The apartments were delivered in June of 2018. All 8 units were rented at the time of sale. According to the seller, the actual cap rate was 5.5%. The transaction was under contract for approximately five months. The deal was part of a 1031 exchange for the buyer.

Sale Comps Summary



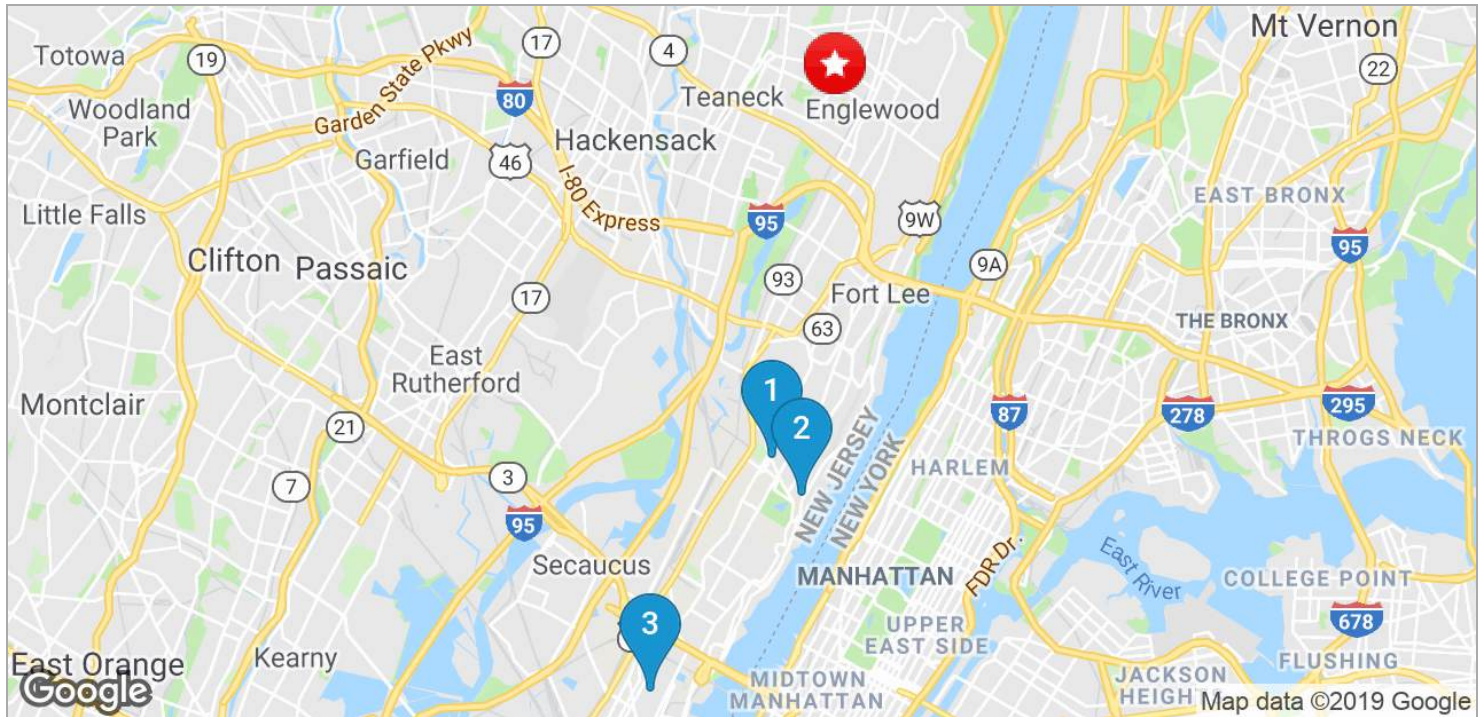
SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	
(8) Unit Approved Residential Development 192 W Englewood Ave Englewood, NJ 07631	\$2,585,163	10,000 SF	\$258.52	\$323,145	5.25%	11.71	8	
SALE COMPS	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	CLOSE
1 The Fairview Estates 11-13-15 Wendell Place Fairview, NJ 07022	\$20,025,000	7,800 SF	\$2,567.31	\$3,337,500	6.0%	16	6	On Market
2 North Bergen River Rd Complex 8917 River Rd North Bergen, NJ 07047	\$3,125,000	9,328 SF	\$335.01	\$390,625	6.2%	14.66	8	01/19/2017
3 North Bergen (8) Unit Residential Multifamily 610-612 12th St Union City, NJ 07087	\$2,605,000	19,566 SF	\$133.14	\$325,625	5.5%	15	8	10/21/2018
	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	CLOSE
Totals/Averages	\$8,585,000	12,231 SF	\$701.90	\$1,171,214	5.9%	15.22	7.33	

General Sold Comparables

Sale Comps	Analytics	Companies	Map										
✓	Address	City	State	Sale Status	Property Type	Star Rating	Sale Price	Price Comment	Asking Price	Sale Date	Recording Date		
☐	8917 River Rd	North Bergen	NJ	Sold	Multi-Family	★★★★★	\$3,125,000	Confirmed	\$3,625,000	01/19/17			
☐	610-612 12th St	Union City	NJ	Sold	Multi-Family	★★★★★	\$2,605,000	Confirmed	-	11/21/18	12/17/18		
☐	87 W Central Blvd	Palisades Park	NJ	Under Contract	Multi-Family	★★★★★	-		\$2,500,000				
☐	47 Bergen Blvd	Fairview	NJ	Sold	Multi-Family	★★★★★	\$2,450,000	Confirmed	-	01/18/18	02/05/18		
☐	61 Kansas St	Hackensack	NJ	Sold	Multi-Family	★★★★★	\$2,400,000	Confirmed	\$2,400,000	11/21/17	01/23/18		
☐	4115 Park Ave (Part of Portfolio)	Union City	NJ	Sold	Multi-Family	★★★★★	\$2,064,585	Allocated	-	01/22/19	02/01/19		
☐	589 Fairview Ave	Fairview	NJ	Under Contract	Multi-Family	★★★★★	-		\$1,150,000				
☐	8-10 Wadsworth St	Wallington	NJ	Sold	Multi-Family	★★★★★	\$1,000,000	Confirmed	\$1,100,000	10/21/16	11/21/16		
☐	111 Central Ave	Hackensack	NJ	Sold	Multi-Family	★★★★★	\$985,000	Confirmed	-	08/08/18	08/28/18		
☐	149 Wilkinson Ave	Jersey City	NJ	Sold	Multi-Family	★★★★★	\$890,375	Confirmed	-	10/17/18	10/30/18		
☐	232 Van Horne St	Jersey City	NJ	Sold	Multi-Family	★★★★★	\$830,000		-	04/06/17	04/20/17		
☐	206 Adams St	Hoboken	NJ	Sold	Multi-Family	★★★★★	\$749,000		-	02/22/19	03/05/19		
☐	216 Fairmount Ave (Part of Portfolio)	Jersey City	NJ	Sold	Multi-Family	★★★★★	\$745,000	Full Value	-	07/11/18	07/10/18		
☐	152 Boyd Ave	Jersey City	NJ	Sold	Multi-Family	★★★★★	\$650,000		-	02/15/18	03/06/18		
☐	113 Monroe St. 1 & 2/1st Floor	Hoboken	NJ	Sold	Multi-Family	★★★★★	\$600,000	Confirmed	\$695,000	04/15/19			
☐	850-852 Newark Ave. 1/1st Floor	Jersey City	NJ	Sold	Multi-Family	★★★★★	\$585,000		\$630,000	10/05/17			
☐	149 Wilkinson Ave	Jersey City	NJ	Sold	Multi-Family	★★★★★	\$550,000		-	07/13/16	08/17/16		
☐	10 Sherman Pl	Jersey City	NJ	Sold	Multi-Family	★★★★★	\$425,000		-	06/15/17	06/28/17		
☐	600 Newark St	Hoboken	NJ	Sold	Multi-Family	★★★★★	\$350,000		-	10/18/17	11/01/17		
☐	4115 Park Ave	Union City	NJ	Sold	Multi-Family	★★★★★	\$257,103		-	01/22/19	02/07/19		
☐	4115 Park Ave	Union City	NJ	Sold	Multi-Family	★★★★★	\$257,103		-	01/22/19	02/07/19		
☐	4115 Park Ave	Union City	NJ	Sold	Multi-Family	★★★★★	\$257,103		-	01/22/19	02/07/19		
☐	170 S Park St	Hackensack	NJ	Sold	Multi-Family	★★★★★	-		-	07/11/18	09/24/18		
☐	850-852 Newark Ave	Jersey City	NJ	Sold	Multi-Family	★★★★★	-		-	03/24/18	06/06/18		
☐	424 Essex St	Hackensack	NJ	Sold	Multi-Family	★★★★★	-		-	10/27/17	11/17/17		
☐	149 Wilkinson Ave	Jersey City	NJ	Sold	Multi-Family	★★★★★	-		-	10/17/18	10/30/18		
☐	158-162 Mercer St	Jersey City	NJ	Sold	Multi-Family	★★★★★	-		-	06/30/18	07/25/18		
☐	369-371 2nd St (Part of Multi-Property Sale)	Jersey City	NJ	Sold	Multi-Family	★★★★★	-		-	04/03/18	04/06/18		
☐	219 Daniel St	Hackensack	NJ	Sold	Multi-Family	★★★★★	-		-	06/29/18	07/19/18		
☐	1207 Willow Ave (Part of Multi-Property Sale)	Hoboken	NJ	Sold	Multi-Family	★★★★★	-		-	02/27/17	03/01/17		
☐	850-852 Newark Ave	Jersey City	NJ	Sold	Multi-Family	★★★★★	-		-	03/24/18	06/06/18		

Sale Comps	Analytics	Companies	Map											
✓	Address	Name	Size(SF)	Price/SF	Land(AC)	Land(SF)	Units	Price/Unit	Actual Cap	Pro Forma Cap	GRM	Vacancy	Sale Type	True Buyer
☐	8917 River Rd		9,328	\$335.01	0.21	9,147	8	\$390,625.00			-	0	Investment	West of Hudson Properties
☐	610-612 12th St		19,566	\$133.14	0.10	4,356	8	\$325,625.00	5.50		-	0	Investment	Michael A. Genari
☐	87 W Central Blvd		1	\$2,500,000.00	-	-	10	\$250,000.00	5.00		-	0	Investment	
☐	47 Bergen Blvd	47 House	11,250	\$217.78	0.13	5,850	12	\$204,167.00			-	0	Investment	F & I Investments, LLC
☐	61 Kansas St	Riverwest Condominiums	10,000	\$240.00	0.25	11,025	9	\$266,667.00			-	0	Investment	Solar Color & Chemical
☐	4115 Park Ave (Part of Portfolio)	Portfolio Sale	10,115	\$204.11	0.09	3,920	13	\$158,814.00			-	0	Investment	Tuli Realty
☐	589 Fairview Ave		7,754	\$148.31	0.18	7,840	6	\$191,666.67	5.02		-	0	Investment	
☐	8-10 Wadsworth St		8,000	\$125.00	0.09	4,024	8	\$125,000.00	7.15		-	0	Investment	Roni Sinai
☐	111 Central Ave		7,000	\$140.71	0.23	10,201	10	\$96,500.00			-	0	Investment	Naftali Ansel
☐	149 Wilkinson Ave		7,431	\$119.82	0.06	2,635	6	\$148,396.00			-	0	Investment	Terra Financial Solutions
☐	232 Van Horne St		5,694	\$145.77	0.08	3,449	9	\$92,222.00			-	0		
☐	206 Adams St		8,455	\$86.59	0.04	1,873	6	\$124,833.00			-	0		
☐	216 Fairmount Ave (Part of Portfolio)	Portfolio Sale	10,000	\$74.50	0.50	21,780	6	\$124,166.00			-	0	Investment	Moses Schwartz
☐	152 Boyd Ave		3,101	\$209.61	0.07	3,049	6	\$108,333.00			-	0		
☐	113 Monroe St. 1 & 2/1st Floor	The Broadmoor	2,992	\$290.53	-	-	8	\$75,000.00			-	0	Investment	Dan Kaplan
☐	850-852 Newark Ave. 1/1st Floor	Multi-Family Condo	2,400	\$243.75	0.10	4,351	11	\$53,182.00			-	0	Investment	
☐	149 Wilkinson Ave		7,431	\$74.01	0.06	2,635	6	\$91,867.00			-	0		
☐	10 Sherman Pl		2,568	\$165.50	0.04	1,698	9	\$47,222.00			-	0		
☐	600 Newark St	Hoboken	35,490	\$9.86	-	-	12	\$29,167.00			-	0		
☐	4115 Park Ave		10,115	\$25.42	0.09	3,920	13	\$19,777.00			-	0		
☐	4115 Park Ave		10,115	\$25.42	0.09	3,920	13	\$19,777.00			-	0		
☐	4115 Park Ave		10,115	\$25.42	0.09	3,920	13	\$19,777.00			-	0		
☐	170 S Park St		13,528	-	0.34	14,649	14	-			-	0		Brooklawn Norse LLC
☐	850-852 Newark Ave		18,000	-	0.10	4,351	11	-			-	0		
☐	424 Essex St		22,212	-	0.45	19,501	8	-			-	0		Nigito Realty Co.
☐	149 Wilkinson Ave		7,431	-	0.06	2,635	6	-			-	0		
☐	158-162 Mercer St		10,000	-	-	-	10	-			-	0		
☐	369-371 2nd St (Part of Multi-Property Sale)	Multi-Property Sale	14,400	-	-	-	12	-			-	0		
☐	219 Daniel St		9,375	-	0.23	10,018	12	-			-	0		
☐	1207 Willow Ave (Part of Multi-Property Sale)	Willow View	8,130	-	-	-	10	-			-	0	Investment	Ironstate Development Company
☐	850-852 Newark Ave		18,000	-	0.10	4,351	11	-			-	0		

Sale Comps Map



SUBJECT PROPERTY

192 W Englewood Ave | Englewood, NJ 07631



THE FAIRVIEW ESTATES

11-13-15 Wendell Place
Fairview, NJ 07022



NORTH BERGEN RIVER RD COMPLEX

8917 River Rd
North Bergen, NJ 07047



NORTH BERGEN (8) UNIT RESIDENTIAL MULTIFAMILY

610-612 12th St
Union City, NJ 07087

(8) UNIT APPROVED RESIDENTIAL DEVELOPMENT

RENT COMPARABLES

5

RENT COMPS

ADVISOR BIO & CONTACT INFO

Rent Comps



1 of 15 HD

Style: Cnd/Ths LP: \$2,500 RNT L #1904430
 13 Squire Ct 13 Un#: 13 Twn: Englewood
 Rms: 4 Bdr: 2 FB: 2 HB: 0
 LseTm: 1 Year Sec: 1.5Mo Gar: Other See Remarks, Out/Prk/Sp, Parking Spaces
 Provided by LL: Dishwasher, Microwave, Ov/Rang/Gs, Refrigerator, Taxes, Washer/Dryer
 Heat/Cool: Central Air, Gas, Hot Air DOM: 41 SP: \$2,400
 Dir: Broad Ave to Cross Creek Pointe Building: Cross Creek Pointe

RENOVATED/UPGRADED 2 BEDROOM, 2 BATHS, HARDWOOD FLOORS IN LR & DA, MODERN EAT-IN KITCHEN W/ GRANITE COUNTER TOPS, SS APPLIANCES, LR W/ FIREPLACE, LEADS TO A PRIVATE BALCONY, MBR W/ MBATH AND A WALK-IN CLOSET, CENTRAL A/*

List Report Issue



1 of 16 HD

Style: Cnd/Ths LP: \$2,500 RNT L #1905417
 3303 Windsor Park Ct 303 Un#: 303 Twn: Englewood
 Rms: 5 Bdr: 2 FB: 2 HB: 0
 LseTm: 1 Year Sec: 1.5m rent Gar: Gar Opener, Indoor Sp Cov., 1 Car, Parking Spaces
 Provided by LL: Dishwasher, Maintenance, Microwave, Ov/Rang/Gs, Refrigerator, Taxes, Washer/Dryer
 Heat/Cool: Central Air, Gas, Hot Air DOM: 45 SP: \$2,500
 Dir: Rt 4 East to Windsor Park Building: Windsor Park

luxury condo overlooking golf course & lake with breathtaking view from terrace. the unit features newer hardwood floor throughout and marble master bathroom with whirlpool tub & separate shower. the modern kitchen is p*

List Report Issue



1 of 16 HD

Style: Cnd/Ths LP: \$2,500 RNT L #1913358
 2414 Windsor Park Ct Un#: 2 Twn: Englewood
 Rms: 5 Bdr: 2 FB: 2 HB: 0
 LseTm: 1 Year Sec: 1.5M Gar: 3+car, Gar Opener, Indoor Sp Cov., 1 Car, Parking Spaces
 Provided by LL: Ov/Rang/Gs, Washer/Dryer, Water
 Heat/Cool: Central Air, Gas DOM: 32 SP: \$2,500
 Dir: on Rt. 4 East Building: Windsor Park

Beautiful luxury condo in desirable location with Bright East south view through large windows. Top floor. Newly installed engineering wood floor, Wood floor through out. Kitchen with cherry wood cabinet, granite counte*

Advisor Bio & Contact Information

BRUCE ELIA JR.

Broker-Associate



2200 Fletcher Avenue, 5th floor
Fort Lee, NJ 07024
T 201.917.5884 x701
C 201.315.1223
BruceJr@kw.com
NJ #0893523

PROFESSIONAL BACKGROUND

Bruce Elia Jr and his companies 'The Bruce Elia Team' & 'Wholesale Homes LLC' understand that buying or selling a piece of real estate is more than just a transaction: it's a life-changing experience. That's why our team of highly-seasoned real estate professionals, designers, stagers, contractors, transaction coordinators, and extended team members are dedicated to providing exceptional, personalized service for all of our clients.

We take great pride in the relationships we build and always work relentlessly on the client's behalf to help them achieve their real estate goals.

Our team of experts represents the best and brightest in the industry, and we're always striving to lead the field in research, innovation, and consumer education.

Today's buyers and sellers need a trusted resource that can guide them through the complex world of residential and commercial real estate. With our extensive knowledge and commitment to providing only the best and most timely information to our clients, we are your go-to source for real estate industry insight and advice.

EDUCATION

Sales-Associate License - April 2008'
Bachelor Degree - University of New Hampshire - June 2008'
Broker-Associate License - May 2011'
Certified Negotiation Expert (C.N.E.)
Financial Analysis for Commercial Real Estate
Feasibility Analysis for Commercial Real Estate
Financial Modeling for Real Estate Development
RE Development: Acquisitions

MEMBERSHIPS & AFFILIATIONS

KW Commercial
Global Property Specialist
Co-Star / Loopnet
NJMLS
HCMLS
GSMLS
Eastern Bergen County Board of Realtors