



Approved 86 Unit Multi-Family In Little Ferry | 31,842 Sq Ft Lot

220-230 US 46 WEST, LITTLE FERRY



OFFERING MEMORANDUM

KW COMMERCIAL
2200 Fletcher Ave Suite 500
Fort Lee, NJ 07024

PRESENTED BY:

BRUCE ELIA JR.
Managing Director | Fort Lee
O: 201.917.5884 X701
C: 201.315.1223
operations@ergteam.com
NJ #0893523

Table Of Contents

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
PROPERTY DETAILS	6
DRONE PHOTO	7
DRONE PHOTOS	8
RENDERINGS	9
RENDERINGS	10
PARKING FLOOR PLANS	11
FLOOR PLANS	12
RESIDENTIAL TYPICAL FLOOR	13
LOCATION INFORMATION	14
PROPERTY SURVEY	15
FEMA FLOOD MAP	16
ZONING MAP	17
REGIONAL MAP	18
AERIAL MAP	19
FINANCIAL ANALYSIS	20
PRO-FORMA 86 UNIT	21
PRO-FORMA 86 UNIT	22
TAX REPORT 220 RT 46	23
TAX REPORT 230 RT 46	24
DEMOGRAPHICS	25
DEMOGRAPHICS MAP & REPORT	26
ADVISOR BIO MANAGING DIRECTOR KW	27

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from KW Commercial | Bruce Elia Jr. | Fort Lee its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial | Bruce Elia Jr. | Fort Lee its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial | Bruce Elia Jr. | Fort Lee will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial | Bruce Elia Jr. | Fort Lee makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial | Bruce Elia Jr. | Fort Lee does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial | Bruce Elia Jr. | Fort Lee in compliance with all applicable fair housing and equal opportunity laws.



APPROVED 86 UNIT MULTI-FAMILY IN LITTLE FERRY ON A 31,842 SQ FT LOT

PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

DRONE PHOTO

DRONE PHOTOS

RENDERINGS

RENDERINGS

PARKING FLOOR PLANS

FLOOR PLANS

RESIDENTIAL TYPICAL FLOOR

Property Summary



PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in Northern New Jersey: 220-230 US Highway 46, Little Ferry, NJ, 07643. This impressive property features a approved 149,943 SF building with 86 units 59,931 SF of residential, offering ample space and approvals for multifamily/mid-rise development. Constructed in 2027, it boasts modern infrastructure and amenities to meet the needs of today's discerning tenants. Zoned BH, this property offers flexibility and potential for various development options. Don't miss the chance to acquire this prime asset in a sought-after location.

PROPERTY HIGHLIGHTS

- Unappealable 86 Unit multi-family
- 59,931 SF of Residential not including corridors
- 149,943 Total SF
- 73 Market Rate Units
- 13 COAH Units

OFFERING SUMMARY

Sale Price:	\$4,200,000
Number of Units:	86
Lot Size:	31,842 SF
Building Size:	149,943 SF
Garage Floors:	2
Residential Floors:	4
Amenities Floors:	Ground Floor and Roof Top
Zoning:	BH
Taxes:	\$35,660/Year

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,021	3,211	8,310
Total Population	2,002	7,386	21,086
Average HH Income	\$90,776	\$104,178	\$108,801



Property Description



PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in Northern New Jersey: 220-230 US Highway 46, Little Ferry, NJ, 07643. This impressive property features a 149,943 SF building with 86 units 59,931 SF of residential, offering ample space and potential for multifamily/mid-rise development. Constructed in 2027, it boasts modern infrastructure and amenities to meet the needs of today's discerning tenants. Zoned BH, this property offers flexibility and potential for various development options. Don't miss the chance to acquire this prime asset in a sought-after location.

LOCATION DESCRIPTION

High-visibility commercial location along Route 46 West in Little Ferry, Bergen County, with convenient access to Route 17, Interstate 80, and the greater Meadowlands trade area. The property sits within the New York-Jersey City-White Plains metro area and benefits from strong regional connectivity for retail, office, automotive, and service users.

SITE DESCRIPTION

Unappealable 86-unit multifamily development site in Little Ferry, positioned on a 31,842 square foot lot along the highly visible Route 46 West corridor. With approvals already in place, this property presents a rare opportunity to deliver new housing in Bergen County, one of Northern New Jersey's most supply-constrained markets.

EXTERIOR DESCRIPTION

Modern six-story multifamily building with a clean contemporary facade, neutral-toned paneling, strong window lines, and integrated structured parking. The property offers a polished street presence with a covered main entrance and efficient modern design. 59931 SF Residential.

PARKING DESCRIPTION

Upper Parking: 26,834 SF
 Lower Parking: 21,412 SF
 140 Parking Spots in Garage

UTILITIES DESCRIPTION

Public water, public sewer, electric, natural gas, stormwater infrastructure, and telecommunications are available or to be extended to support the approved 86-unit multifamily development.



Property Details

Sale Price

\$4,200,000

PROPERTY INFORMATION

Property Type	Multifamily
Property Subtype	Mid-Rise
Zoning	BH
Lot Size	31,842 SF
APN #	0230_13_19
Corner Property	No
Traffic Count	40000
Amenities	Gas, Water, Electric
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	140

UTILITIES & AMENITIES

Number of Elevators	2
Gas / Propane	Yes

LOCATION INFORMATION

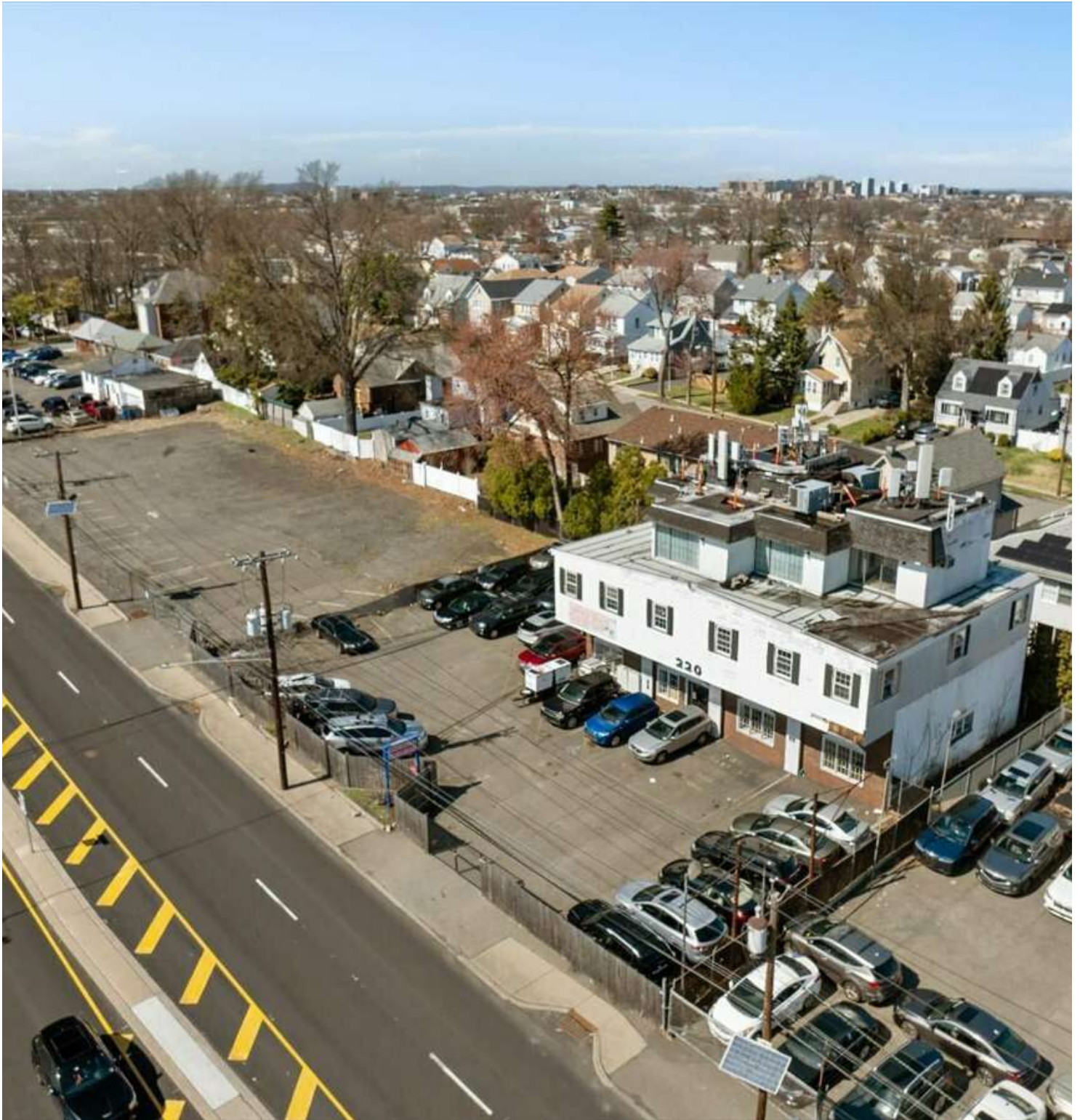
Building Name	Approved 86 Unit Multi-Family in Little Ferry on a 31,842 Sq Ft Lot
Street Address	220-230 US Highway 46
City, State, Zip	Little Ferry, NJ 07643
County	Bergen
Market	Northern New Jersey
Sub-market	Meadowlands / Bergen County
Cross-Streets	46 West and Bergen Turnpike
Township	Little Ferry
Side of the Street	West
Road Type	Highway
Market Type	Large
Nearest Highway	Route 17 / I-80
Nearest Airport	Newark, La Guardia, & JFK within 60 minute drive

BUILDING INFORMATION

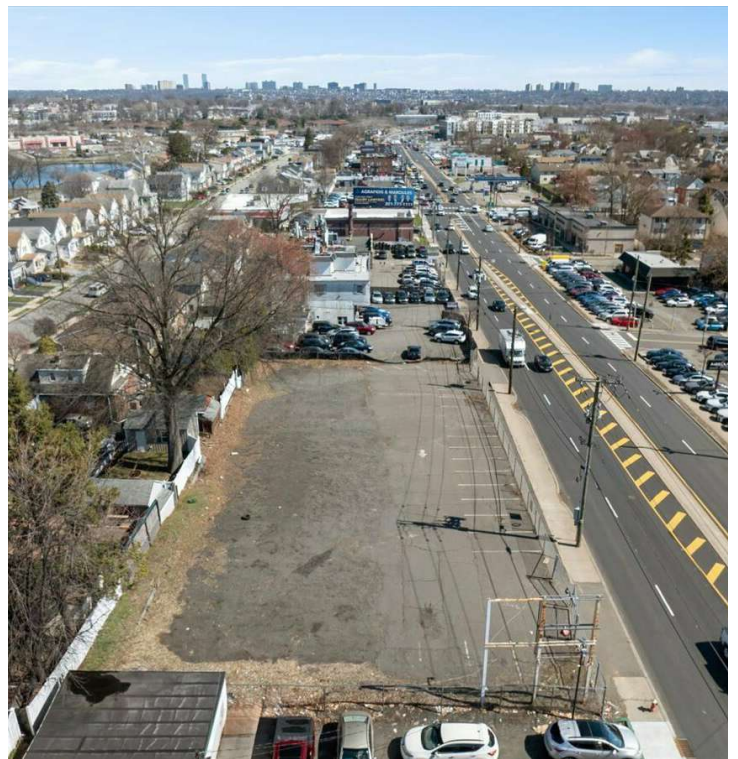
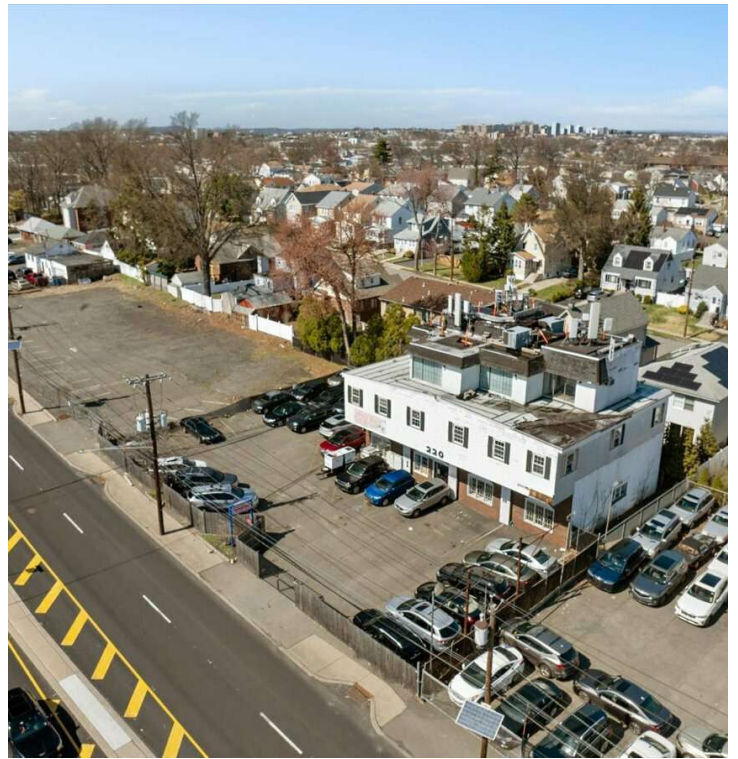
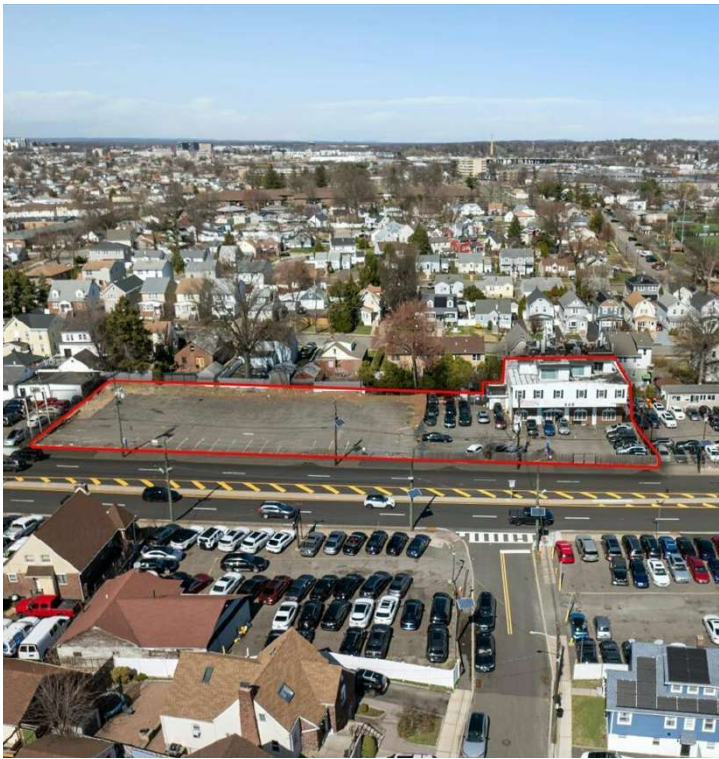
Building Size	149,943 SF
Number of Floors	5
Year Built	2027
Gross Leasable Area	59,931 SF
Framing	4 Floors of stick steel, 1 Floors of light gauge steel.
Number of Buildings	1



Drone Photo



Drone Photos



Renderings



Renderings



VIEW FROM WEST



VIEW FROM EAST



VIEW FROM SOUTHWEST

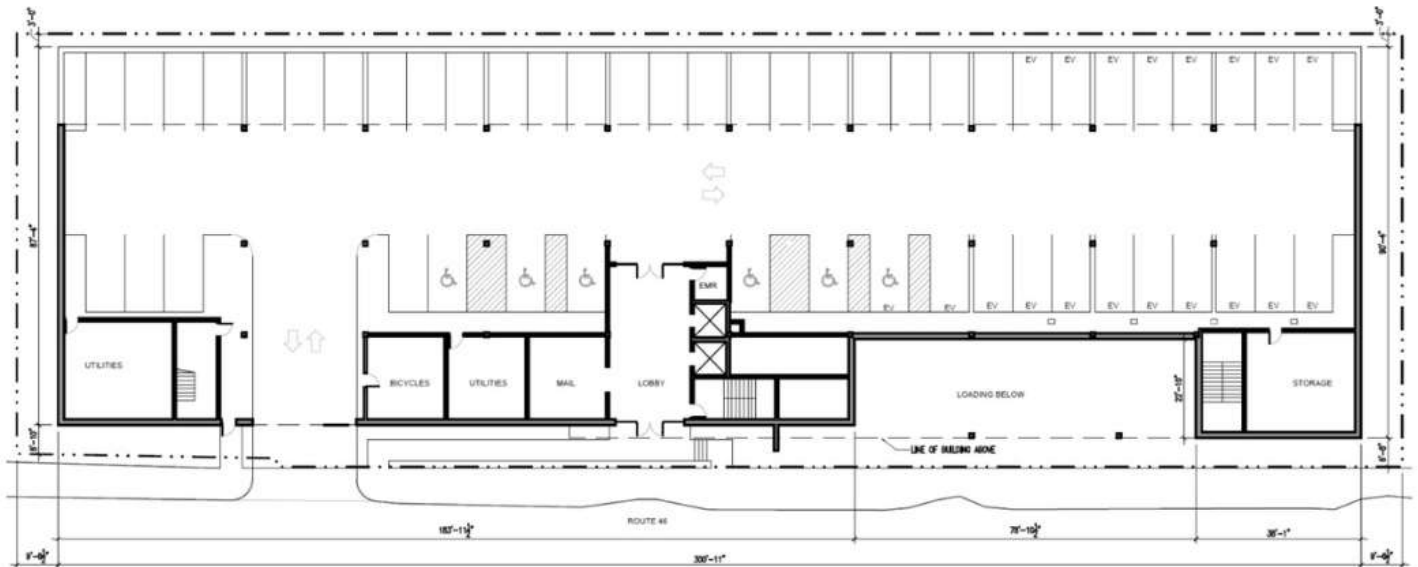


VIEW FROM SOUTHEAST

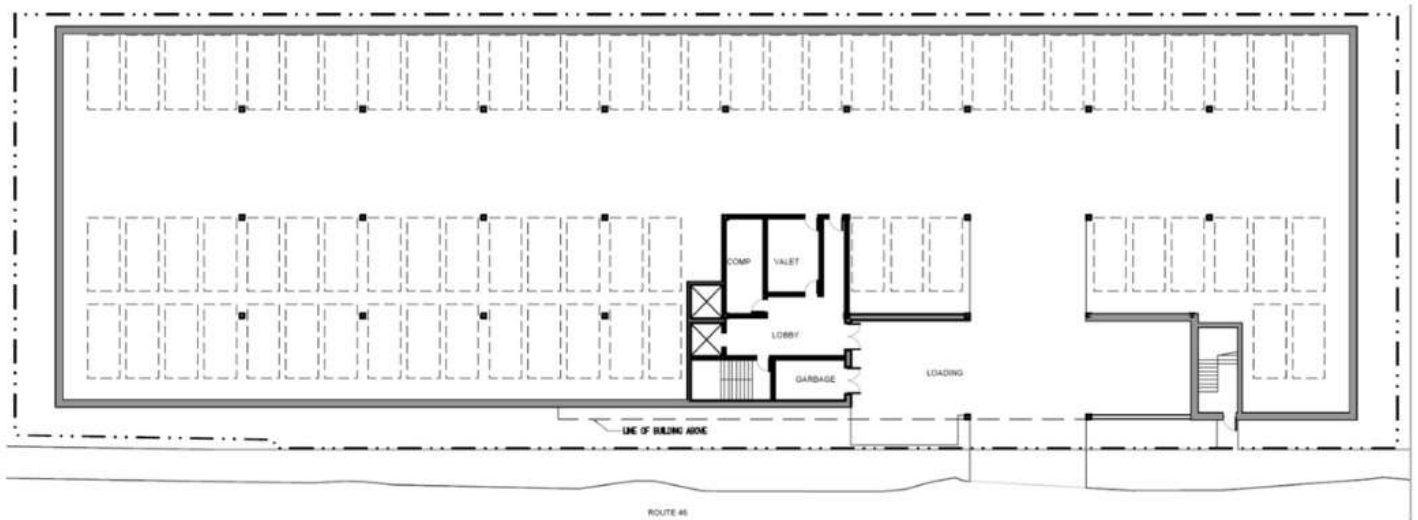


Parking Floor Plans

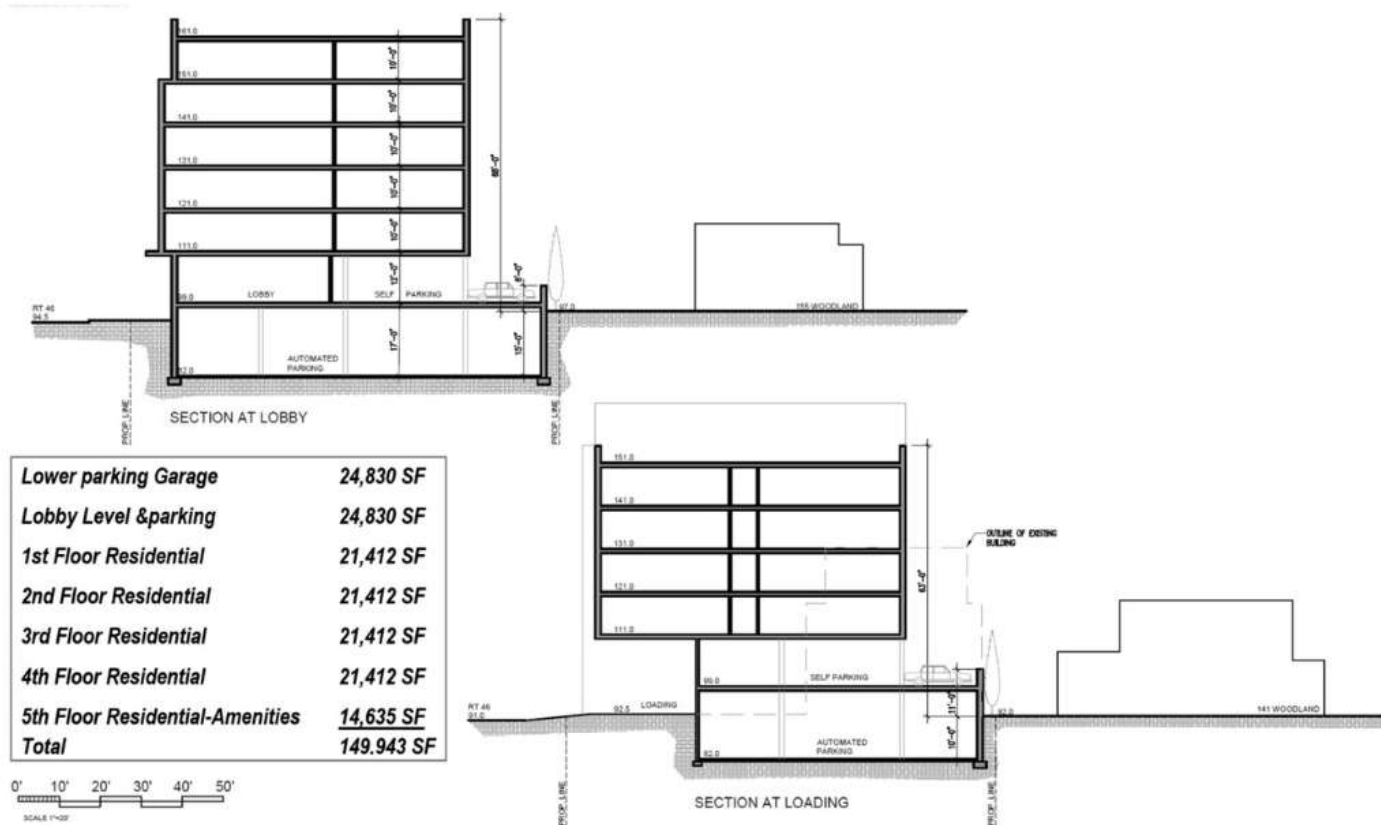
Lower Level Parking



Upper Level Parking



Floor Plans



Residential Typical Floor

TYPICAL FLOOR



APPROVED 86 UNIT MULTI-FAMILY IN LITTLE FERRY ON A 31,842 SQ FT LOT

LOCATION INFORMATION

2

PROPERTY SURVEY

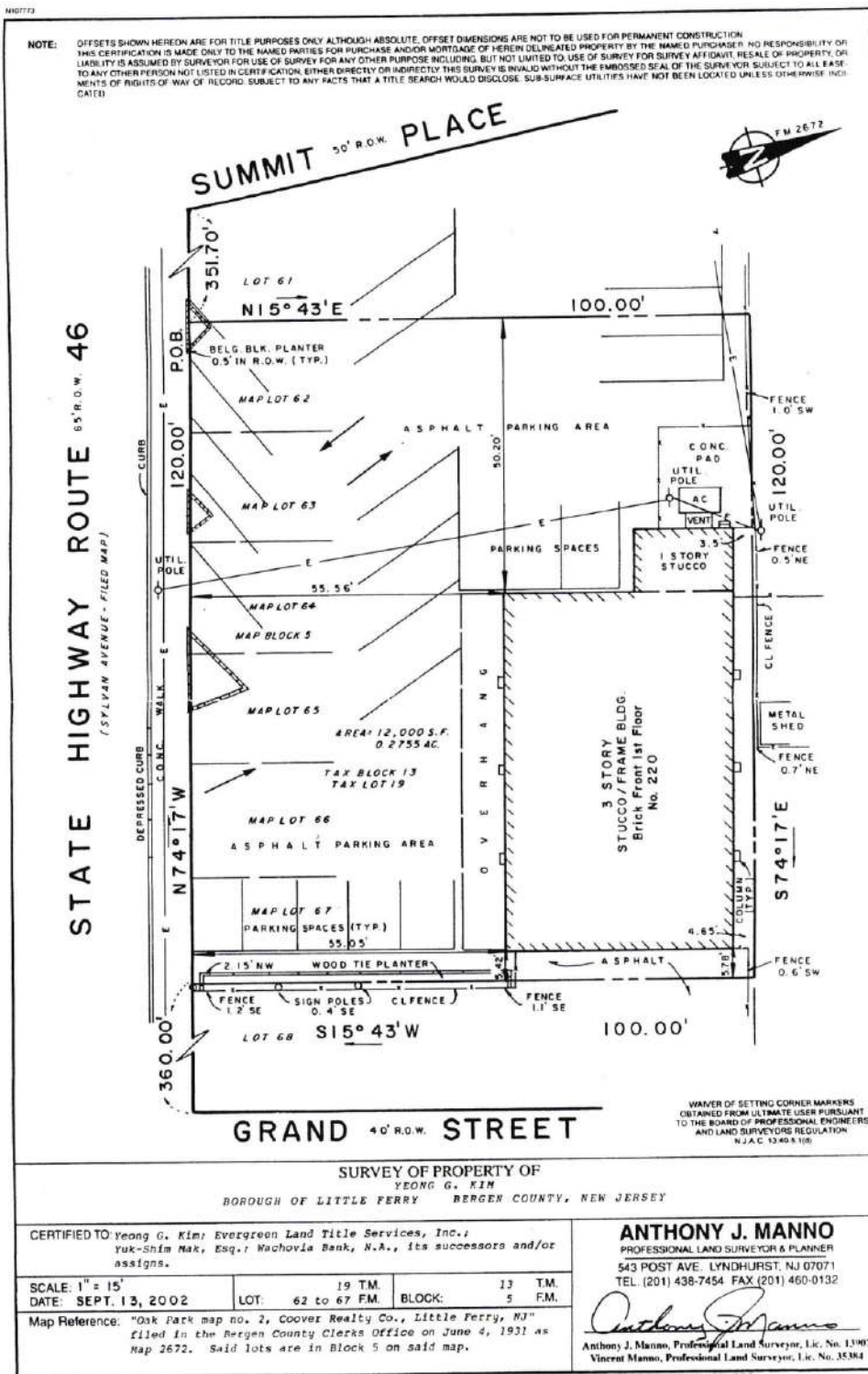
FEMA FLOOD MAP

ZONING MAP

REGIONAL MAP

AERIAL MAP

Property Survey



FEMA Flood Map

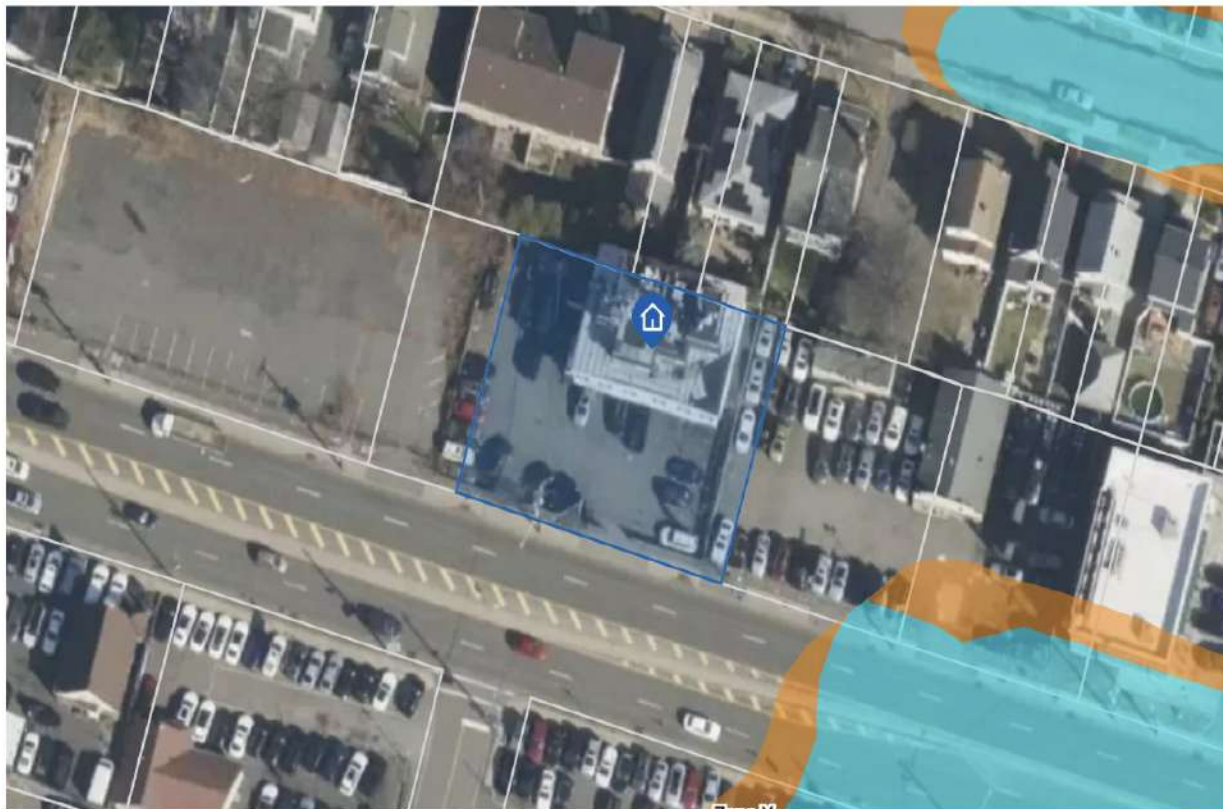
Property Detail Report

For property located at
220 Rt 46 West, Little Ferry, NJ 07643

 **Property Records**

APN: 30-00013-0000-00019-0000
Generation date: 03/25/2026

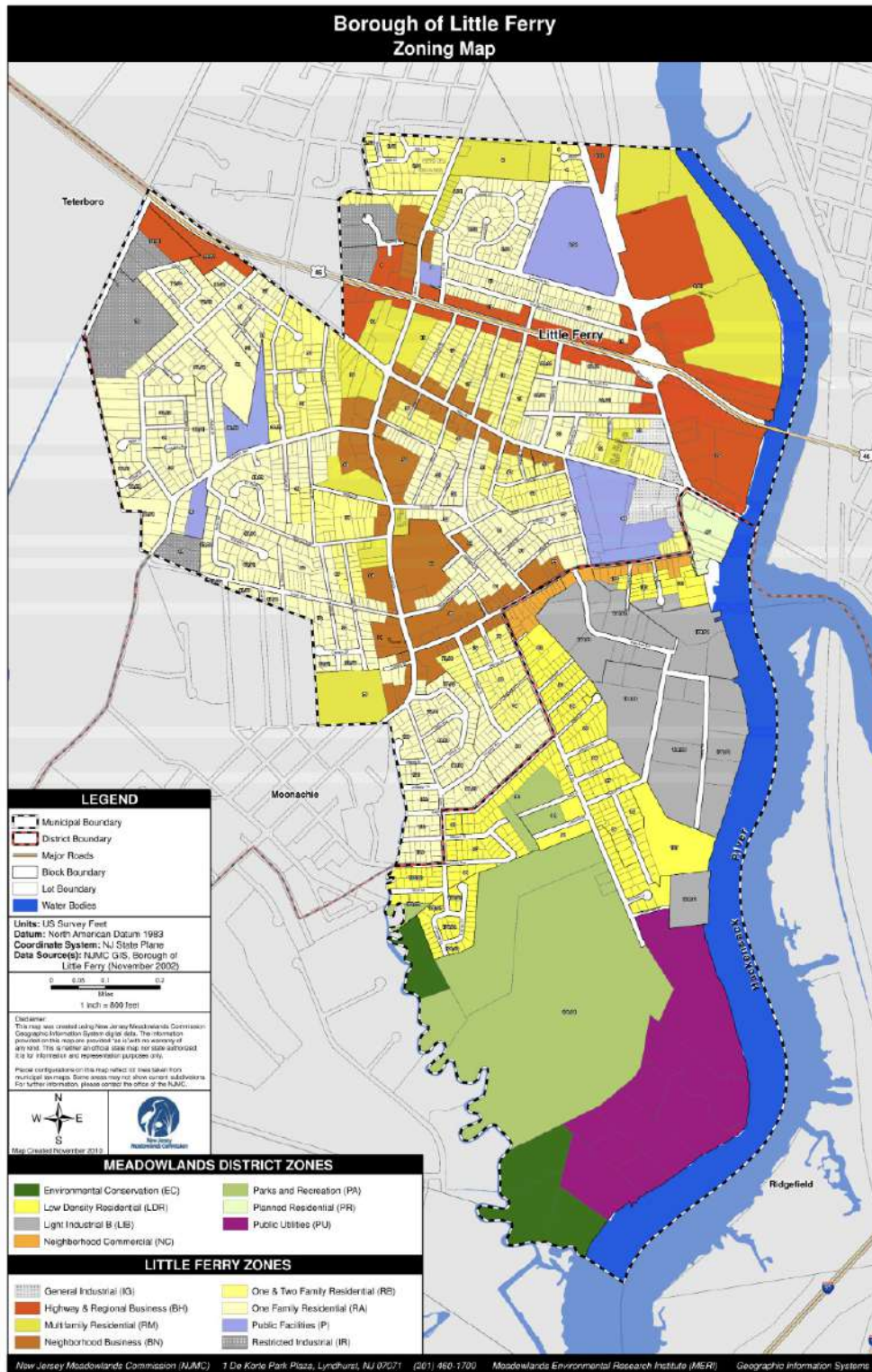
FEMA Flood



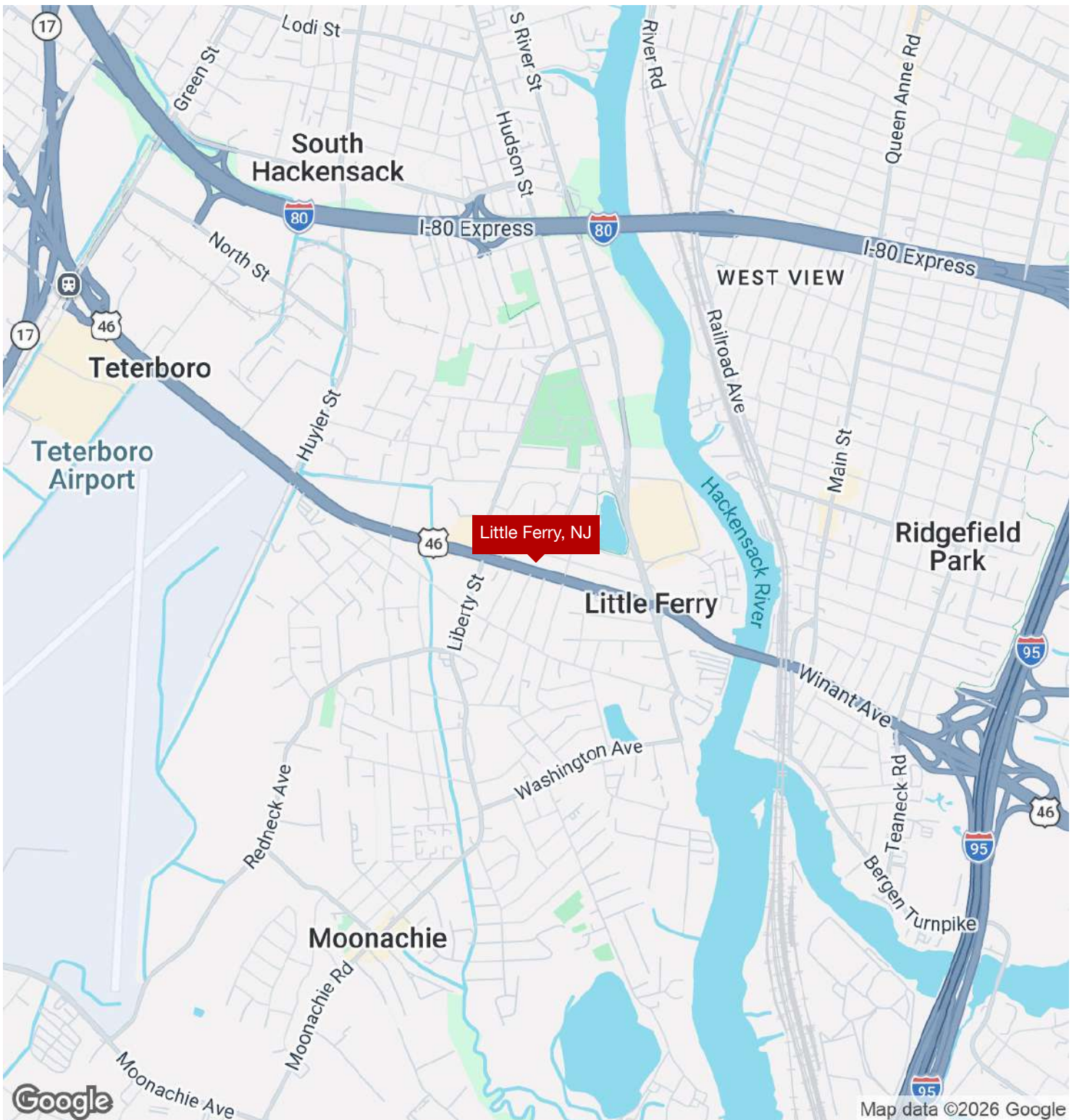
Code	Code Description	Area	Panel #	SFHA	
X	AREA OF MINIMAL FLOOD HAZARD	0.28 (100%)	34003C0256H	No	<ul style="list-style-type: none"> ● Floodway ● 1% Annual Chance Flood Hazard ● 0.2% Annual Chance Flood Hazard ● Undetermined



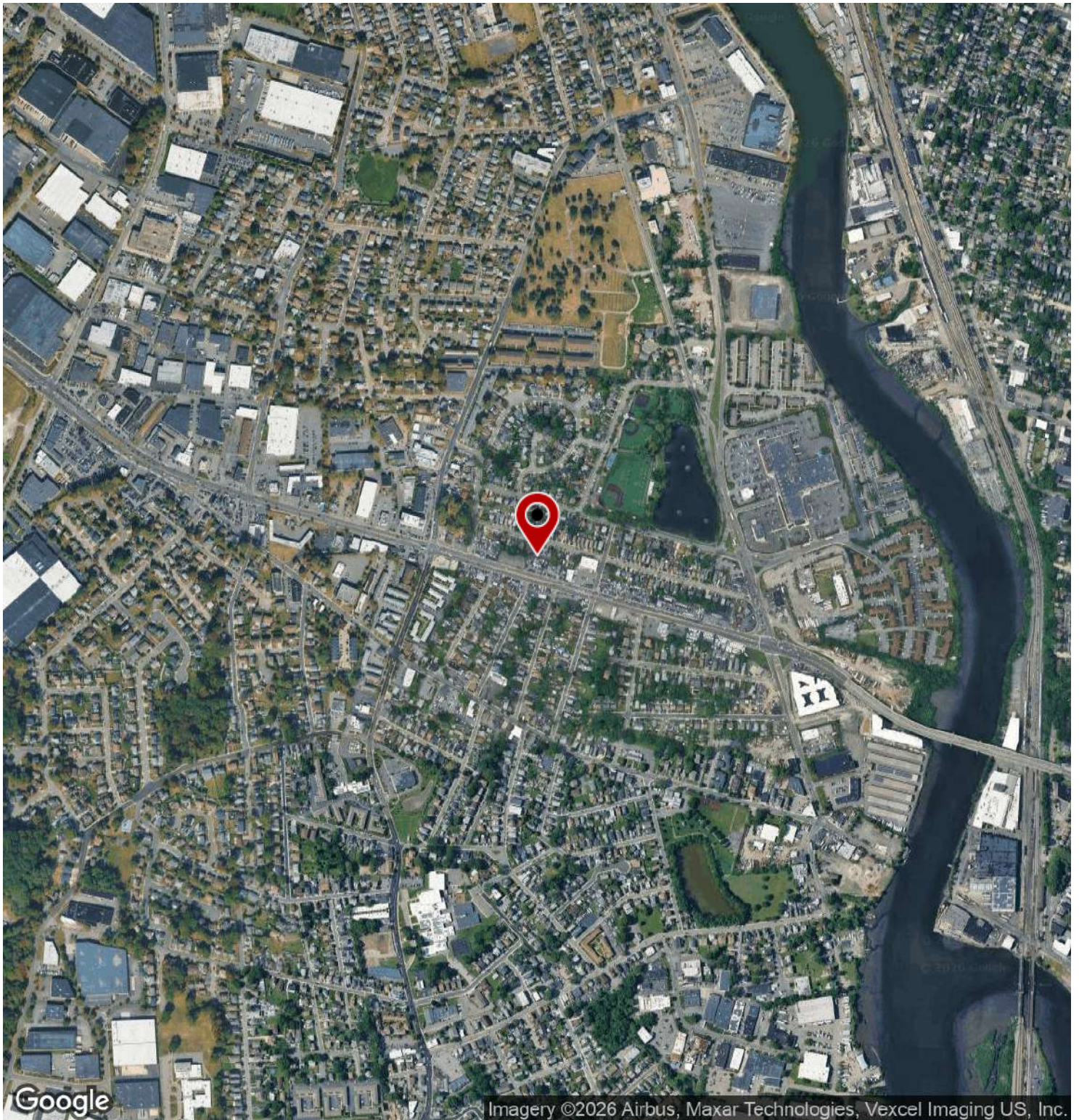
Zoning Map



Regional Map



Aerial Map



Google

Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.



APPROVED 86 UNIT MULTI-FAMILY IN LITTLE FERRY ON A 31,842 SQ FT LOT

FINANCIAL ANALYSIS

3

PRO-FORMA 86 UNIT

PRO-FORMA 86 UNIT

TAX REPORT 220 RT 46

TAX REPORT 230 RT 46

Pro-Forma 86 Unit

AREA ANALYSIS/UNIT BREAKDOWN											
24-Apr-24											
Floor	Common Area (sq. ft.) see notes	Apartment #	Market Rate Unit	Affordable Unit	Bedroom Count	Bathroom Count	Floor Area (sq. ft.) per unit				Floor Area (sq. ft.)
Lower Parking Garage	21,412										21,412
Lobby Level & Parking	26,834										26,834
1st Floor Residential							SF	PPSF	Monthly Rent	Annual Rent	
		1	Yes	3 BR	1BTH	1,383	\$2.65	\$ 1,832.5	\$ 21,990		
		2	Yes	2 BR	1BTH	945	\$2.65	\$ 1,252.1	\$ 15,026		
		3		2 BR	1BTH	970	\$2.65	\$ 2,570.5	\$ 30,846		
		4		2 BR	1BTH	1,040	\$2.65	\$ 2,756.0	\$ 33,072		
		5	Yes	1 BR	1BTH	600	\$2.65	\$ 795.0	\$ 9,540		
		6		1 BR	1BTH	600	\$2.75	\$ 1,650.0	\$ 19,800		
		7		1 BR	1BTH	600	\$2.75	\$ 1,650.0	\$ 19,800		
		8		1 BR	1BTH	625	\$2.75	\$ 1,718.8	\$ 20,625		
		9	Yes	1 BR	1BTH	625	\$2.65	\$ 828.1	\$ 9,938		
		10	Yes	1 BR	1BTH	625	\$2.65	\$ 828.1	\$ 9,938		
		11	Yes	1 BR	1BTH	625	\$2.65	\$ 828.1	\$ 9,938		
		12	Yes	1 BR	1BTH	625	\$2.65	\$ 828.1	\$ 9,938		
		13	Yes	1 BR	1BTH	625	\$2.65	\$ 828.1	\$ 9,938		
		14	Yes	1 BR	1BTH	625	\$2.65	\$ 828.1	\$ 9,938		
		15	Yes	1 BR	1BTH	625	\$2.65	\$ 828.1	\$ 9,938		
		16	Yes	1 BR	1BTH	625	\$2.65	\$ 828.1	\$ 9,938		
		17	Yes	1 BR	1BTH	625	\$2.65	\$ 828.1	\$ 9,938		
		18	Yes	1 BR	1BTH	625	\$2.65	\$ 828.1	\$ 9,938		
		19		1 BR	1BTH	680	\$2.75	\$ 1,870.0	\$ 22,440		
		20		1 BR	1BTH	680	\$2.75	\$ 1,870.0	\$ 22,440		
		21		1 BR	1BTH	680	\$2.75	\$ 1,870.0	\$ 22,440		
		22		1 BR	1BTH	680	\$2.75	\$ 1,870.0	\$ 22,440		
		23		1 BR	1BTH	680	\$2.75	\$ 1,870.0	\$ 22,440		
		24	Yes	Studio	1BTH	512	\$3.55	\$ 908.8	\$ 10,905.60		
Total								\$ 32,764.9	\$ 393,179	16,925	
2nd Floor Residential							SF	PPSF	Monthly Rent	Annual Rent	
		25		3 BR	1BTH	1,383	\$2.55	\$ 3,526.7	\$ 42,320		
		26		2 BR	1BTH	945	\$2.75	\$ 2,598.8	\$ 31,185		
		27		2 BR	1BTH	970	\$2.75	\$ 2,667.5	\$ 32,010		
		28		2 BR	1BTH	1,040	\$2.75	\$ 2,860.0	\$ 34,320		
		29		1 BR	1BTH	600	\$2.85	\$ 1,710.0	\$ 20,520		
		30		1 BR	1BTH	600	\$2.85	\$ 1,710.0	\$ 20,520		
		31		1 BR	1BTH	600	\$2.85	\$ 1,710.0	\$ 20,520		
		32		1 BR	1BTH	625	\$2.85	\$ 1,781.3	\$ 21,375		
		33		1 BR	1BTH	625	\$2.85	\$ 1,781.3	\$ 21,375		
		34		1 BR	1BTH	625	\$2.85	\$ 1,781.3	\$ 21,375		
		35		1 BR	1BTH	625	\$2.85	\$ 1,781.3	\$ 21,375		
		36		1 BR	1BTH	625	\$2.85	\$ 1,781.3	\$ 21,375		
		37		1 BR	1BTH	625	\$2.85	\$ 1,781.3	\$ 21,375		
		38		1 BR	1BTH	625	\$2.85	\$ 1,781.3	\$ 21,375		
		39		1 BR	1BTH	625	\$2.85	\$ 1,781.3	\$ 21,375		
		40		1 BR	1BTH	625	\$2.85	\$ 1,781.3	\$ 21,375		
		41		1 BR	1BTH	625	\$2.85	\$ 1,781.3	\$ 21,375		
		42		1 BR	1BTH	625	\$2.85	\$ 1,781.3	\$ 21,375		
		43		1 BR	1BTH	680	\$2.75	\$ 1,870.0	\$ 22,440		
		44		1 BR	1BTH	680	\$2.75	\$ 1,870.0	\$ 22,440		
		45		1 BR	1BTH	680	\$2.75	\$ 1,870.0	\$ 22,440		
		46		1 BR	1BTH	680	\$2.75	\$ 1,870.0	\$ 22,440		
		47		1 BR	1BTH	680	\$2.75	\$ 1,870.0	\$ 22,440		
		48		Studio	1BTH	512	\$3.60	\$ 1,843.2	\$ 22,118		
Total								\$ 47,569.9	\$ 570,838	16,925	
3th Floor Residential							SF	PPSF	Monthly Rent	Annual Rent	
		49		3 BR	1BTH	1,383	\$2.55	\$ 3,526.7	\$ 42,320		
		50		2 BR	1BTH	945	\$2.85	\$ 2,693.3	\$ 32,319		
		51		2 BR	1BTH	970	\$2.85	\$ 2,764.5	\$ 33,174		
		52		2 BR	1BTH	1,040	\$2.85	\$ 2,964.0	\$ 35,568		
		53		1 BR	1BTH	600	\$2.95	\$ 1,770.0	\$ 21,240		
		54		1 BR	1BTH	600	\$2.95	\$ 1,770.0	\$ 21,240		
		55		1 BR	1BTH	600	\$2.95	\$ 1,770.0	\$ 21,240		
		56		1 BR	1BTH	625	\$2.85	\$ 1,781.3	\$ 21,375		
		57		1 BR	1BTH	625	\$2.85	\$ 1,781.3	\$ 21,375		
		58		1 BR	1BTH	625	\$2.85	\$ 1,781.3	\$ 21,375		
		59		1 BR	1BTH	625	\$2.85	\$ 1,781.3	\$ 21,375		
		60		1 BR	1BTH	625	\$2.85	\$ 1,781.3	\$ 21,375		
		61		1 BR	1BTH	625	\$2.85	\$ 1,781.3	\$ 21,375		
		62		1 BR	1BTH	625	\$2.85	\$ 1,781.3	\$ 21,375		
		63		1 BR	1BTH	625	\$2.85	\$ 1,781.3	\$ 21,375		
		64		1 BR	1BTH	625	\$2.85	\$ 1,781.3	\$ 21,375		
		65		1 BR	1BTH	625	\$2.85	\$ 1,781.3	\$ 21,375		
		66		1 BR	1BTH	625	\$2.85	\$ 1,781.3	\$ 21,375		
		67		1 BR	1BTH	680	\$2.80	\$ 1,904.0	\$ 22,848		
		68		1 BR	1BTH	680	\$2.80	\$ 1,904.0	\$ 22,848		



Pro-Forma 86 Unit

	69	1 BR	1BTH	680	\$2.80	\$ 1,904.0	\$ 22,848	
	70	1 BR	1BTH	680	\$2.80	\$ 1,904.0	\$ 22,848	
	71	1 BR	1BTH	680	\$2.80	\$ 1,904.0	\$ 22,848	
	72	Studio	1BTH	512	\$3.80	\$ 1,945.6	\$ 23,347	
Total						\$ 48,317.8	\$ 579,813	16,925
4th Floor Residential				SF	PPSF		Annual Rent	
	73	2 BR	1BTH	945	\$2.95	\$ 2,787.8	\$ 33,453	
	74	2 BR	1BTH	970	\$2.95	\$ 2,861.5	\$ 34,338	
	75	1 BR	1BTH	600	\$2.95	\$ 1,770.0	\$ 21,240	
	76	1 BR	1BTH	600	\$2.95	\$ 1,770.0	\$ 21,240	
	77	1 BR	1BTH	600	\$2.95	\$ 1,770.0	\$ 21,240	
	78	1 BR	1BTH	625	\$2.95	\$ 1,843.8	\$ 22,125	
	79	1 BR	1BTH	625	\$2.95	\$ 1,843.8	\$ 22,125	
	80	1 BR	1BTH	625	\$2.95	\$ 1,843.8	\$ 22,125	
	81	1 BR	1BTH	625	\$2.95	\$ 1,843.8	\$ 22,125	
	82	1 BR	1BTH	625	\$2.95	\$ 1,843.8	\$ 22,125	
	83	1 BR	1BTH	625	\$2.95	\$ 1,843.8	\$ 22,125	
	84	1 BR	1BTH	625	\$2.95	\$ 1,843.8	\$ 22,125	
	85	Studio	1BTH	554	\$3.65	\$ 2,022.1	\$ 24,265.20	
	86	Studio	1BTH	512	\$3.85	\$ 1,971.2	\$ 23,654.40	
Total						\$ 27,858.8	\$ 334,306	9156
Gross Floor Areas						\$156,511.3	\$1,878,135.60	59,931
Total Common Area								
Total Residential Area	86			59931	\$3.19	\$ 156,511.3	\$ 1,878,135.6	59,931
Total Floor Area						w/ Parking Fees	\$ 1,878,135.60	59,931
Notes:								
1. Common Area is calculated based upon:			Projected Value:					
	Outside face of Exterior Wall	5.5% Cap		\$ 24,586,502.40		Projected Expense Ratio @ 25%		
	Common Area side of interior walls/partitions	5.75% Cap		\$ 23,517,524.03				
2. Apartment Area is based upon:		6.00 Cap		\$ 22,537,627.20		Projected Income	\$ 1,878,136	
	Outside face of Exterior Wall					Vacancy Factor 3%	\$ 56,344	
	Common Area side of interior walls/partitions					Projected Expenses	\$ 469,534	
3. Outdoor Amenity area at Fifth floor with Amentiv Space and is EXCLUDED from the GFA's, of the Total and Common Area						Net-Operating Income	\$ 1,352,257.63	

Caption



Tax Report 220 Rt 46

Property Detail Report

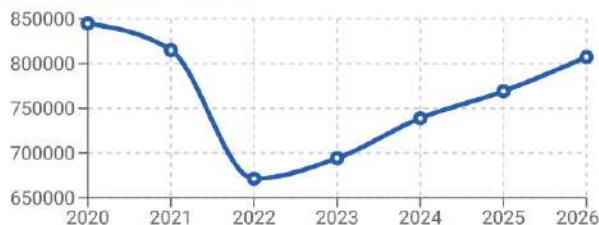


For property located at
220 Rt 46 West, Little Ferry, NJ 07643

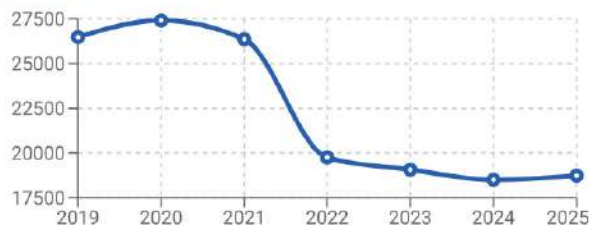
APN: 30-00013-0000-00019-0000
Generation date: 03/25/2026

Assessment History

Tax Assessment Value



Total Tax



Tax History

Tax Year	Total Tax	Change (\$)	Change (%)	Land	Improved	Total
2025	\$18,735.28	\$228.34	1.23%	\$420,000	\$349,100	\$769,100
2024	\$18,506.94	-\$562.73	-2.95%	\$420,000	\$318,800	\$738,800
2023	\$19,069.67	-\$686.69	-3.48%	\$420,000	\$274,200	\$694,200
2022	\$19,756.36	-\$6,597.51	-25.03%	\$420,000	\$251,300	\$671,300
2021	\$26,353.87	-\$1,054.69	-3.85%	\$420,000	\$394,900	\$814,900
2020	\$27,408.56	\$930.84	3.52%	\$420,000	\$424,900	\$844,900
2019	\$26,477.72	\$462.54	1.78%	\$420,000	\$392,200	\$812,200
2018	\$26,015.18	-\$315.24	-1.2%	\$420,000	\$368,100	\$788,100
2017	\$26,330.42	-\$22,079.16	-45.61%	\$420,000	\$368,100	\$788,100
2016	\$48,409.58	\$599.26	1.25%	\$420,000	\$1,024,200	\$1,444,200
2015	\$47,810.32	\$1,866.46	4.06%	\$420,000	\$1,007,600	\$1,427,600
2014	\$45,943.86	\$5,900.06	14.73%	\$387,500	\$1,176,100	\$1,563,600
2013	\$40,043.80	\$1,422.88	3.68%	\$387,500	\$1,176,100	\$1,563,600
2012	\$38,620.92	\$859.98	2.28%	\$387,500	\$1,176,100	\$1,563,600
2011	\$37,760.94	\$5,384.7	16.63%	\$387,500	\$996,100	\$1,383,600
2010	\$32,376.24	\$1,577.3	5.12%	\$387,500	\$996,100	\$1,383,600
2009	\$30,798.94	\$940.85	3.15%	\$387,500	\$996,100	\$1,383,600
2008	\$29,858.09	\$1,355.93	4.76%	\$387,500	\$996,100	\$1,383,600
2007	\$28,502.16	\$1,798.68	6.74%	\$387,500	\$996,100	\$1,383,600
2006	\$26,703.48	\$2,075.4	8.43%	\$387,500	\$996,100	\$1,383,600
2005	\$24,628.08	\$244.56	1%	\$387,500	\$996,100	\$1,383,600
2004	\$24,383.52	\$1,453.76	6.34%	\$288,000	\$372,800	\$660,800
2003	\$22,929.76	\$2,863.04	14.27%	\$288,000	\$312,800	\$600,800
2002	\$20,066.72	\$1,021.36	5.36%	\$288,000	\$312,800	\$600,800



Tax Report 230 Rt 46

Property Detail Report



For property located at
230 Rt 46 West, Little Ferry, NJ 07643

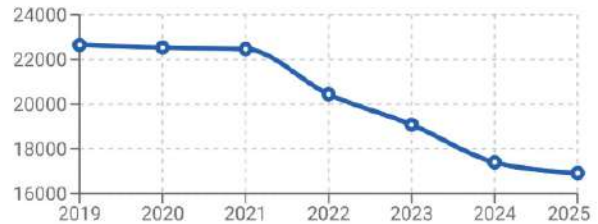
APN: 30-00013-0000-00025-0000
Generation date: 03/25/2026

Assessment History

Tax Assessment Value



Total Tax



Tax History

Tax Year	Total Tax	Change (\$)	Change (%)	Land	Improved	Total
2025	\$16,925.33	-\$479.41	-2.75%	\$694,800	---	\$694,800
2024	\$17,404.74	-\$1,681.42	-8.81%	\$694,800	---	\$694,800
2023	\$19,086.16	-\$1,361.8	-6.66%	\$694,800	---	\$694,800
2022	\$20,447.96	-\$2,021.87	-9%	\$694,800	---	\$694,800
2021	\$22,469.83	-\$69.48	-0.31%	\$694,800	---	\$694,800
2020	\$22,539.31	-\$111.17	-0.49%	\$694,800	---	\$694,800
2019	\$22,650.48	-\$284.87	-1.24%	\$694,800	---	\$694,800
2018	\$22,935.35	-\$277.92	-1.2%	\$694,800	---	\$694,800
2017	\$23,213.27	-\$76.43	-0.33%	\$694,800	---	\$694,800
2016	\$23,289.70	\$20.85	0.09%	\$694,800	---	\$694,800
2015	\$23,268.85	\$10,634.02	84.16%	\$694,800	---	\$694,800
2014	\$12,634.83	\$354.83	2.89%	\$479,500	---	\$479,500
2013	\$12,280.00	\$436.35	3.68%	\$479,500	---	\$479,500
2012	\$11,843.65	\$263.72	2.28%	\$479,500	---	\$479,500
2011	\$11,579.93	-\$24,456.07	-67.87%	\$479,500	---	\$479,500
2010	\$36,036.00	\$31,027.5	619.5%	---	\$225,000	\$225,000
2009	\$5,008.50	-\$33,080.2	-86.85%	---	\$225,000	\$225,000
2008	\$38,088.70	\$1,729.7	4.76%	\$479,500	\$1,285,500	\$1,765,000
2007	\$36,359.00	\$6,637	22.33%	\$479,500	\$1,060,500	\$1,540,000
2006	\$29,722.00	\$2,310	8.43%	\$479,500	\$1,060,500	\$1,540,000
2005	\$27,412.00	-\$2,358.92	-7.92%	\$479,500	\$1,060,500	\$1,540,000
2004	\$29,770.92	\$1,774.96	6.34%	\$480,000	\$326,800	\$806,800
2003	\$27,995.96	\$2,384.84	9.31%	\$480,000	\$286,800	\$766,800
2002	\$25,611.12	\$1,303.56	5.36%	\$480,000	\$286,800	\$766,800



APPROVED 86 UNIT MULTI-FAMILY IN LITTLE FERRY ON A 31,842 SQ FT LOT

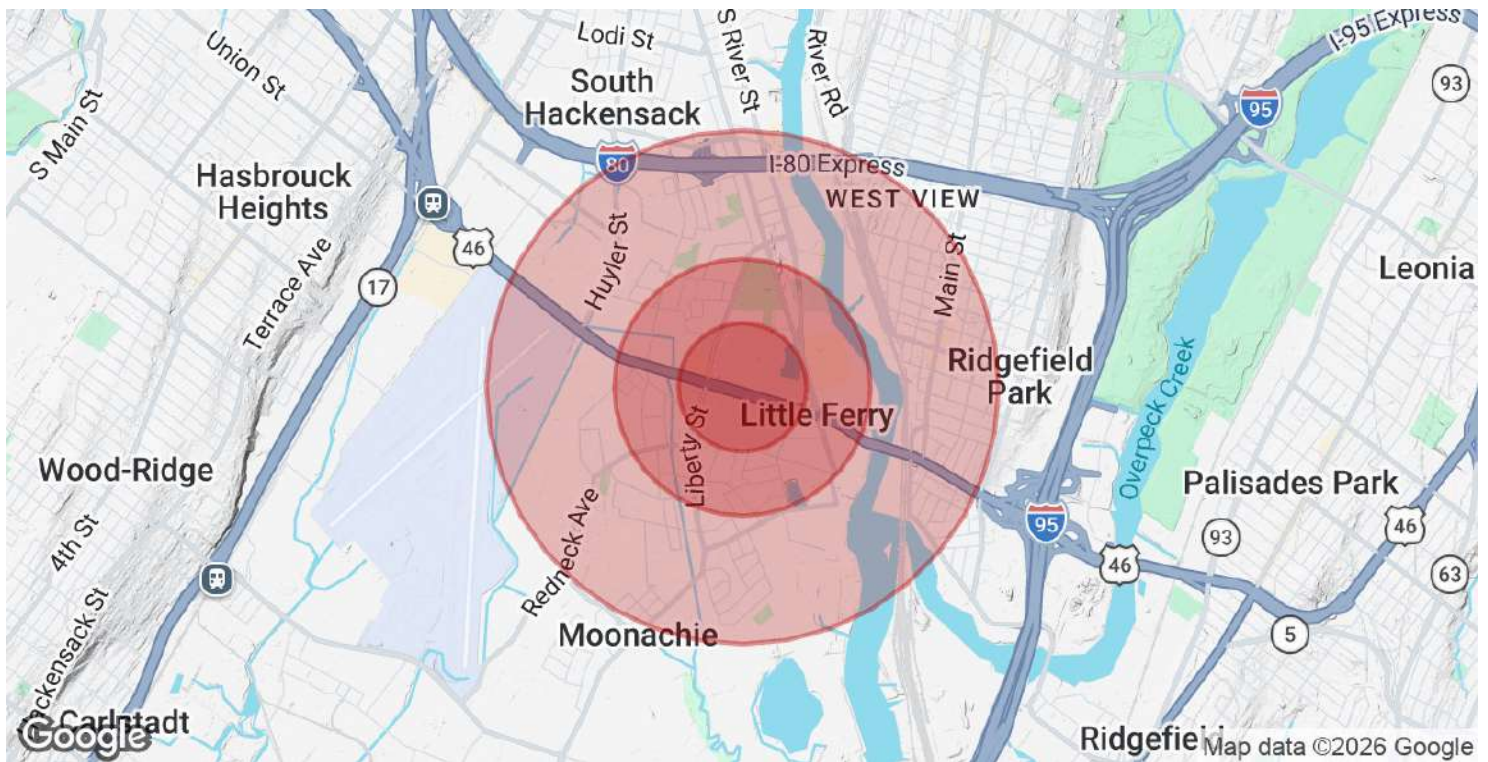
DEMOGRAPHICS

4

DEMOGRAPHICS MAP & REPORT

VISOR BIO | MANAGING DIRECTOR | KW COMMERCIAL | FORT LEE

Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,002	7,386	21,086
Average Age	46.3	42.8	40.8
Average Age (Male)	47.1	43.1	40.1
Average Age (Female)	46.4	44.0	41.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,021	3,211	8,310
# of Persons per HH	2.0	2.3	2.5
Average HH Income	\$90,776	\$104,178	\$108,801
Average House Value	\$333,642	\$386,452	\$440,797

2023 American Community Survey (ACS)



Advisor Bio | Managing Director | KW Commercial | Fort Lee

BRUCE ELIA JR.

Managing Director | Fort Lee



2200 Fletcher Ave Suite 500
Fort Lee, NJ 07024
T 201.917.5884 x701
C 201.315.1223
operations@ergteam.com
NJ #0893523

PROFESSIONAL BACKGROUND

Bruce Elia, Jr. has been a full-time Commercial & Residential RE Broker for the past 14 years, after having vary varied earlier careers. Bruce was hired on Wall Street after college, earning his Series 7, Series 63 and worked for PHD Capital, whose founders and operating principles were Nelson Braff and Jodi Eisenberg. After a little over a year there, Bruce chose not to continue with the Series 24 licensing for stock broker trading. Bruce decided to get his real estate license and started full-time as a wholesale investor and Realtor® in 2009 and is now a founding partner, with Al Donohue of Keller Williams City Views in Fort Lee. His advanced real estate training, designations, and track record of success is proven in the commercial real estate world. His contact database of principals and of colleagues is what a seller or buyer needs representing them in today's New Jersey Real Estate Market. Bruce takes great pride in the relationships he builds and works relentlessly on the client's behalf to accomplish their real estate goals. Bruce and his team of over 355+ real estate experts (broker & agent-associates) selling over \$500,000,000 annually in sales, representing the best and brightest in the industry, and always striving to lead the field in research, innovation, and consumer education through technologically advanced business models and CRM systems.

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 (C.C.I.M)
Feasibility Analysis for Commercial Real Estate (C.C.I.M)
Financial Modeling for Real Estate Development (C.C.I.M)
RE Development: Acquisitions (C.C.I.M)
Industrial Designation - Financial Analysis (C.C.I.M)
Multi-family Feasibility and Analysis (C.C.I.M)

MEMBERSHIPS & AFFILIATIONS

KW Commercial Advertised on 300+ Websites
Premium Level Co-Star, Loopnet, & Crexi Commercial Websites
NJMLS, HCMLS, GSMLS
Eastern Bergen County Board of Realtors
Platinum Circle of Excellence Award Recipient

