

6101 NEWKIRK AVE, NORTH BERGEN, NJ

5-FAMILY AND 1-RETAIL CORNER | 100% OCCUPIED | VALUE-ADD OPPORTUNITY



INVESTMENT SUMMARY

100% Occupied Mixed-Use Asset on High-Visibility Corner. Featuring 28 years of passive ownership, this building offers immediate "as-is" cash flow with a clear path to a 7%+ Yield on Purchase Price through strategic rental normalization.

THE VALUE-ADD STRATEGY

Strategic Upside: > Current rents are massively below market due to a long-term passive management approach. By executing light cosmetic renovations upon natural turnover, a new operator can capture significant forced appreciation.

- Pro Forma Yield: 7.1% (Based on Purchase Price)
- All-In Yield on Cost: 6.8% (Accounting for projected renovation CapEx) This spread represents a premier "low-hanging fruit" opportunity to stabilize a safe asset at a yield significantly above the North Bergen market average.

The Property

- ✓ 6,367 Sqft
- ✓ Built in 1915
- ✓ 100% Occupied
- ✓ Four 1bed / 1 bath residential
- ✓ One 3bed / 1bath residential
- ✓ One Ground-floor Retail

Request Info

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