



Deal Analysis: 56 Beech Road, Englewood, NJ 07631

Project Overview

- **Property Address:** 56 Beech Road, Englewood, NJ, 07631
 - **Purchase Price:** \$1,940,000
 - **Estimated Sale Price After Rehab:** \$7,500,000
 - **Estimated Renovation Costs:** \$2,000,000
 - **Estimated Soft Costs:** \$800,000
 - **Total Hold Period:** 18 Months
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Investment Opportunity

56 Beech Road is located in Englewood's prestigious East Hill section, known for estate-style properties, proximity to Manhattan, and strong luxury buyer demand. The property will undergo a **comprehensive gut renovation**, repositioning it as a **turnkey luxury estate** with modern amenities, expanded living space, and premium finishes.

A key value-enhancing improvement is the **driveway and entrance reorientation**: by shifting the driveway access from Beech Road to Mountain Road and converting the former back door into the new front entrance, the property's curb appeal, privacy, and prestige were dramatically elevated. This strategic change alone increased perceived value and aligned the home with the expectations of \$7M+ buyers.

Property Highlights (Before Rehab)

- **Lot Size:** 3.35 acres
- **Square Footage:** 12,000 sq ft
- **Year Built:** 1987
- **Bed / Bath:** 13 bed / 9 Bath

Renovation Plan (Luxury Gut Renovation)

- **Driveway & Entrance Transformation:** Relocated driveway from Beech Road to Mountain Road, creating a grand approach and converting the former back door into the new front entrance. This dramatically improved curb appeal, privacy, and property value.
 - **Interior Reconfiguration:** Open-concept living with seamless flow between kitchen, family room, and entertaining spaces
 - **Primary Suite:** Vaulted ceilings, dual walk-ins, spa-style bath with soaking tub and steam shower
 - **Luxury Kitchen:** Custom cabinetry, stone countertops, oversized island, premium appliance suite, and butler's pantry
 - **Bathrooms:** Designer finishes, radiant heated floors, frameless glass showers
 - **Interior Finishes:** Wide-plank hardwood, custom millwork, statement lighting, and smart-home integration
 - **Basement Upgrade:** Finished lower level
 - **Garage:** Expanded garage with modern finishes
 - **Outdoor Living:** Patio, landscaped yard, and refreshed hardscaping for entertaining
 - **Exterior Renewal:** New façade, roof, siding, and energy-efficient window
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Comparable Sales (Comps):

1. **388 Morrow Road, Englewood, NJ**
 - **Sale Price:** \$8,500,000
 - **Beds/Baths:** 6 Bed / 9 Bath
 - **Year Built:** 2023
 - **Lot Size:** 0160 acres
 - **Square Footage:** 16,000 Sq ft
2. **240 Maple Street, Englewood, NJ**
 - **Sale Price:** \$6,750,000
 - **Beds/Baths:** 8 Bed / 13 Bath
 - **Year Built:** 1992
 - **Lot Size:** 1.87 acres
 - **Square Footage:** 9,670 Sq ft

3. 120 S Woodland St, Englewood NJ

- **Sale Price:** \$6,000,000
- **Beds/Baths:** 8 Bed / 111 Bath
- **Year Built:** 1999
- **Lot Size:** 2.8 acres
- **Square Footage:** 12,036 Sq ft

Financial Overview

Item	Amount (\$)
Purchase Price	\$1,940,000
Renovation Costs	\$2,000,000
Soft Costs	\$800,000
Total Investment	\$4,740,000
Estimated Sale Price	\$7,500,000

Market Trends

- **Prestige Enclave Appeal:** Englewood's East Hill continues to attract high-net-worth buyers seeking estate-style living close to Manhattan.
- **Luxury Price Growth:** Homes in the \$7M–\$8M range have shown resilience, with limited inventory driving premiums.
- **International Buyer Interest:** Englewood remains a magnet for global buyers, particularly those seeking proximity to NYC with suburban privacy.
- **Lifestyle Drivers:** Country clubs, cultural institutions, and private schools add to the area's desirability.

Why Invest?

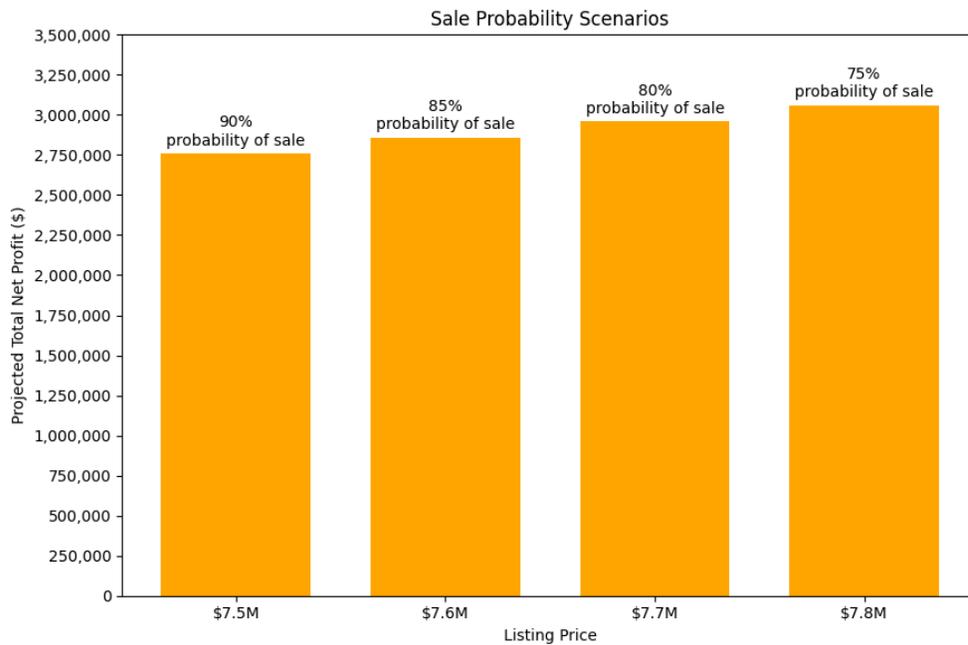
- **Beech Road Prestige:** Located in one of Englewood's most coveted neighborhoods, ensuring buyer confidence and resale strength
- **Target Buyer Alignment:** NYC executives, international buyers, and Bergen County families seeking turnkey estates.
- **Value Creation:** Positioned at \$7.5M ARV, the property sits competitively within Englewood's luxury segment.
- **Defined Timeline:** 18-month horizon ensures investors capitalize on current demand without extended market exposure.

Exit Strategy

- **Timeline:** 18-month total hold
- **Target Sale Range:** \$7.5M + based on comparables
- **Target Buyer:** NYC executives, international buyers, and Bergen County families seeking turnkey luxury estates

Capital & Holding Summary

Total Capital Required By Investor	\$1,000,000 *
<i>*Projected interest reserve to be funded by lender and rolled into the loan</i>	
<i>*Estimated based on current lending criteria</i>	



Sale Probability Scenarios

- **\$7.5M Listing:** 90% sale probability → Projected Total Net Profit: \$2,760,000
- **\$7.6M Listing:** 85% sale probability → Projected Total Net Profit: \$2,860,000
- **\$7.7M Listing:** 80% sale probability → Projected Total Net Profit: \$2,960,000
- **\$7.8M Listing:** 75% sale probability → Projected Total Net Profit: \$3,060,000

Conclusion

56 Beech Road represents a **prime Englewood luxury gut renovation**, delivering a modern estate in one of Bergen County's most prestigious enclaves. The **driveway and entrance reorientation from Beech to Mountain Road** created a transformative curb appeal upgrade, directly increasing property value and aligning the home with \$7M+ buyer expectations. With Englewood's strong buyer pool, limited supply of turnkey estates, and a renovation plan tailored to luxury demand, this project is positioned to stand out in a competitive market and deliver exceptional returns.