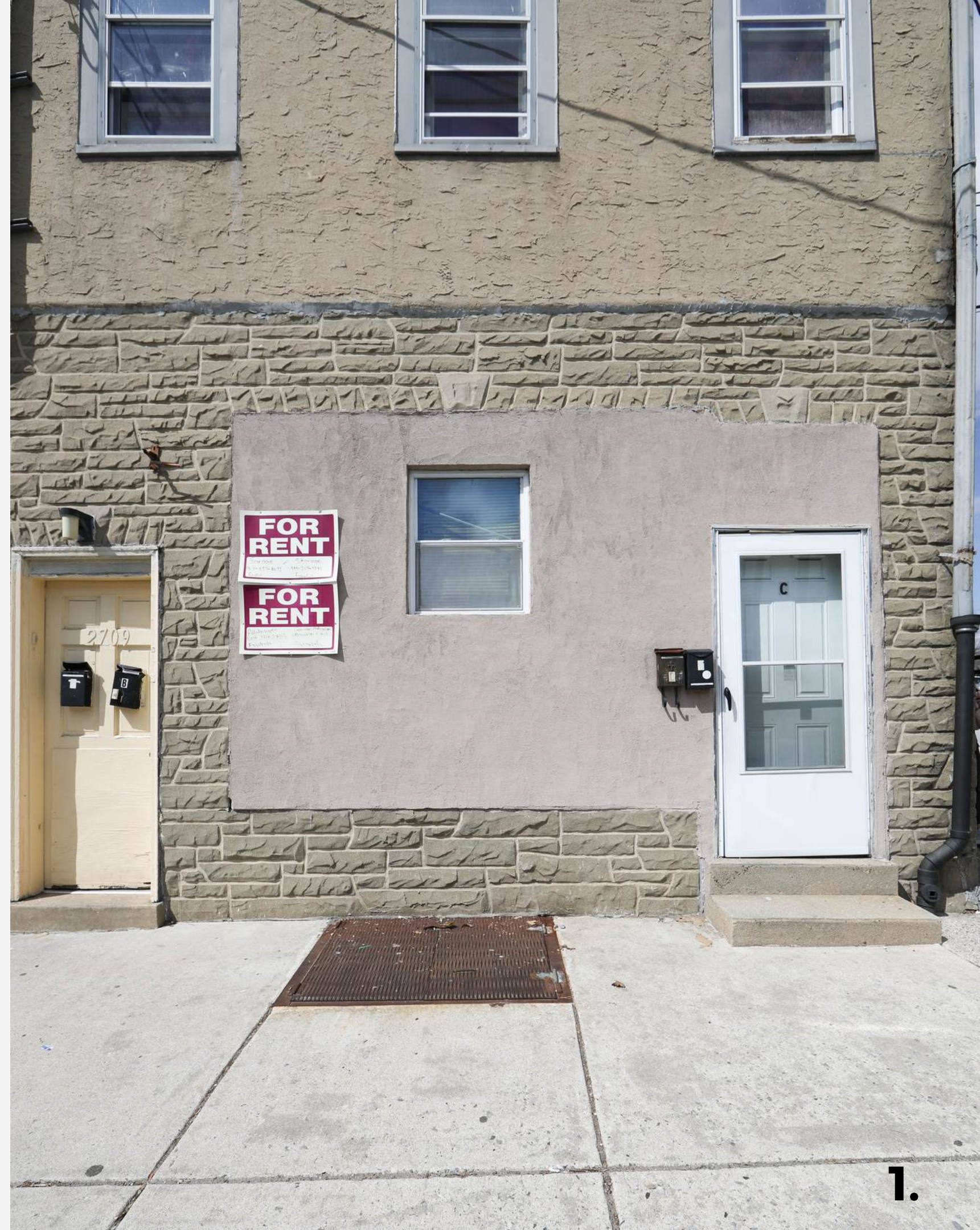


2707 & 2709 WESTFIELD AVE CAMDEN, NJ 08105



Presented by:
The Gorman Group
856-200-8320
Email: patrick.gorman@gormangrouprealtors.com

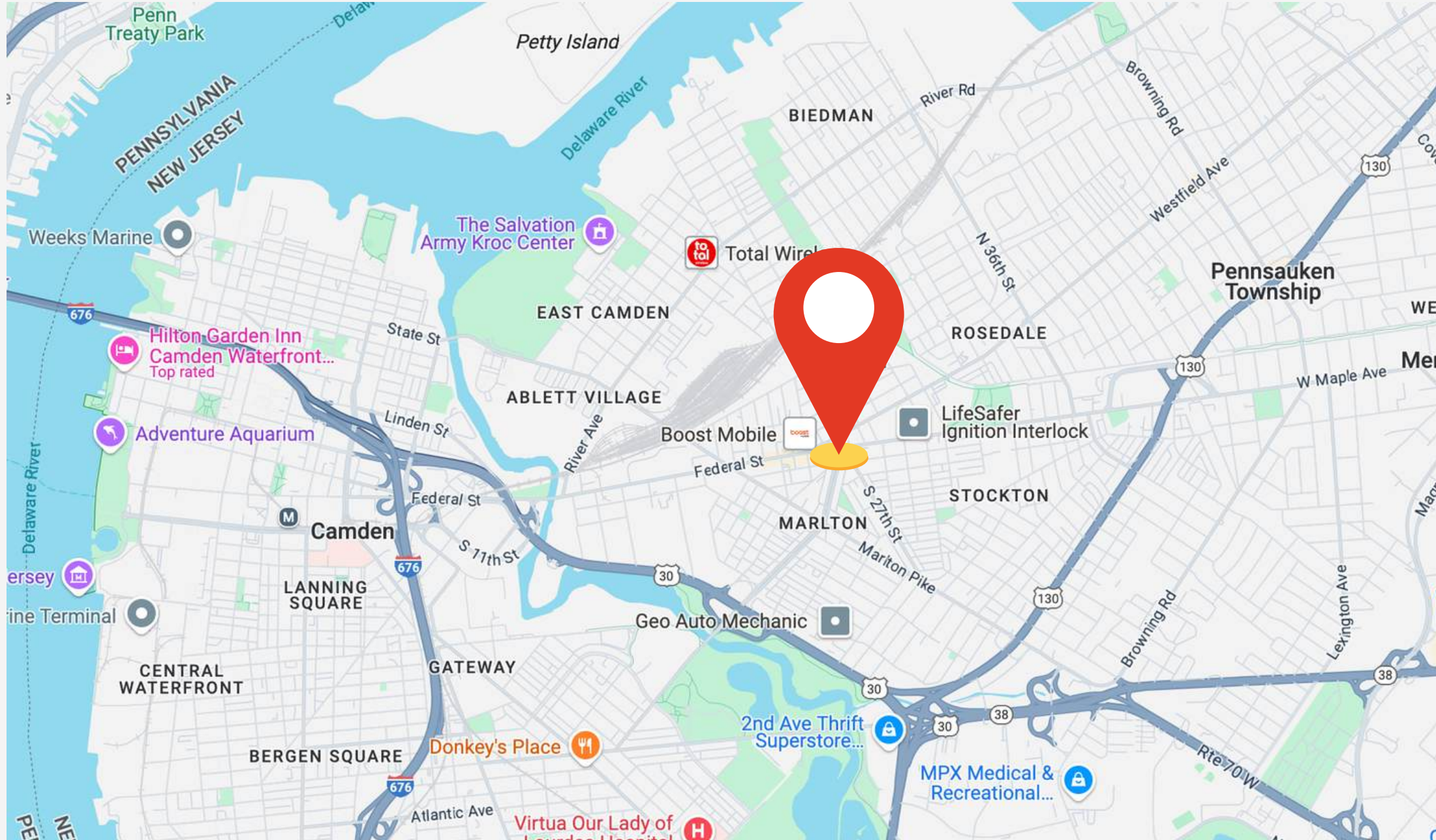




OFFER MEMORANDUM

3 - LOCATION 4 - HIGHLIGHTS 5 - OVERVIEW 7/9 - RENT ROLL 8/10 - P&L

LOCATION



- **27TH ST AT HIGH ST - BUS STOP (.1 MI)**
- **FEDERAL ST AT S. 26TH ST - BUS STOP (.1 MI)**
- **UNIVERSAL FOODS SUPERMARKET (.4 MI)**
- **DUDLEY GRANGE PARK (.6 MI)**
- **MCGRAW ELEMENTARY SCHOOL (.6 MI)**
- **CRAMER HILL WATERFRONT PARK (1.3 MI)**
- **36TH ST LIGHT RAIL STATION (1.4 MI)**
- **VIRTUA OUR LADY OF LOURDES HOSPITAL (1.7 MI)**
- **WALTER RAND TRANSPORTATION CENTER (2 MI)**
- **BENJAMIN FRANKLIN BRIDGE (2 MI)**

INVESTMENT HIGHLIGHTS

LOCATION, LOCATION, LOCATION

SITUATED IN CRAMER HILL, THESE PROPERTIES ARE IN ONE OF THE MOST DESIRABLE NEIGHBORHOODS IN THE CITY. NOT TO MENTION, THE CONVENIENT ACCESS TO PHILADELPHIA.

DIVERSIFY YOUR PORTFOLIO

WITH 2707 OFFERING THREE 1BD/1BTH UNITS PLUS A COMMERCIAL SPACE & 2709 OFFERING FOUR 1BD/1BTH APARTMENTS, THESE PROPERTIES PROVIDE THE PERFECT BLEND OF COMMERCIAL & RESIDENTIAL.

Jackson Hewitt
TAX SERVICE

FILE TODAY!
NEED BUCKS?
PRICES START AT
\$49
PAY NO MORE
THAN \$149

FOR RENT
FOR RENT

PRIME RENTAL MARKET

IN AN ALL-TIME HIGH RENTAL MARKET, TAKE ADVANTAGE OF MONTH-TO-MONTH LEASE TERMS & BOOST YOUR INCOME WITH MARKET RENT.

PROPERTY OVERVIEW

COUNTY: CAMDEN

BLOCK/LOT:
(2707) 01111 / 00029
(2709) 01111 / 00031

YEAR BUILT: 1900

ANNUAL TAXES:
(2707) \$\$6,577 - 2025
(2709) \$4,553 - 2025

UTILITIES:

- PUBLIC WATER
- PUBLIC SEWER
- ELECTRIC BASEBOARD HEAT
- NATURAL GAS WATER HEATER
- WINDOW UNIT AC

EST. TOTAL BLDG SQ FT:
(2707): 2,000
(2709): 2,400

LOT ACRES: .46



PROPERTY OVERVIEW

INVESTOR ALERT!!! Mixed use property located in the heart of the bustling Westfield Business District in the highly desirable Cramer Hill section of BOOMING Camden! 2707 Westfield is a mixed use featuring a commercial office space, which is currently vacant and was last occupied by a vape shop. Also includes three 1BD/1BTH apartments - which are all currently rented. 2709 Westfield offers four 1BD/1BTH apartments with three currently occupied. Unit D provides basement access. Property offers small fenced backyard. Perfectly suited for a savvy investor or an owner occupant looking for easy access to Philly. Can be purchased separately or as a package - listed for \$450,000 each!

RENT ROLL (2707)

<u>UNIT</u>	<u>MONTHLY RENT</u>	<u>LEASE TERM</u>	<u>BD/BTH COUNT</u>
UNIT A	\$1,230.50	MTM	1BD/1BTH
UNIT B	\$936.50	THRU 7/31/26	1BD/1BTH
UNIT C	\$2,000	1 YEAR	COMMERCIAL
UNIT D	\$1,050	THRU 3/31/27	1BD/1BTH

P&L - 2707



*COMMERCIAL SPACE **PREVIOUSLY** SET UP AS A TAX OFFICE. UPDATED PHOTOS INCOMING.



*CALCULATIONS ARE BASED ON THE COMMERCIAL UNIT BEING RENTED & THE BUILDING LISTED AT \$450,000.

OPERATING INCOME

MONTHLY RENT: \$5,217
PCI (YEARLY): \$62,604
LESS 5% VACANCY: \$3,130
EGI (YEARLY): \$59,474

OPERATING EXPENSES

RE TAXES: \$6,577
REPAIRS & MAINT: \$4,820
INSURANCE: \$387
WATER: \$1,600
SEWER: \$800
GAS: \$32
TOTAL EXPENSES: \$14,216
NET OPP. INCOME: \$45,258

CAP RATE: 10%

RENT ROLL (2709)

<u>UNIT</u>	<u>MONTHLY RENT</u>	<u>LEASE TERM</u>	<u>BD/BTH COUNT</u>
UNIT A	\$1,046.50	MTM	1BD/1BTH
UNIT B	\$1,000	MTM	1BD/1BTH
UNIT C	\$936.50	MTM	1BD/1BTH
UNIT D	\$1,350	MTM	1BD/1BTH

P&L - 2709



OPERATING INCOME

MONTHLY RENT: \$4,333

PGI (YEARLY): \$51,996

LESS 5% VACANCY: \$2,600

EGI (YEARLY): \$49,396

OPERATING EXPENSES

RE TAXES: \$4,553

REPAIRS & MAINT: \$5,000

INSURANCE: \$337

ELECTRIC: \$478

WATER: \$1,600

SEWER: \$800

TOTAL EXPENSES: \$12,768

NET OPP. INCOME: 36,628

CAP RATE: 8%

*CALCULATIONS ARE BASED ON
UNIT B BEING RENTED & THE
BUILDING LISTED AT \$450,000.



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