

25 N 23 RD STREET, CAMDEN, NJ

Gross Rents	Unit #	# of Units/Spaces	Unit Type
\$ 1,728,000	1A	96	1 Bed / 1 Bath
\$ 324,000	1B	18	1 Bed / 1 Bath
\$ 122,400	1C	6	1 Bed / 1 Bath
\$ 122,400	1D	6	1 Bed / 1 Bath
\$ 144,000	2A	6	2 Bed / 1 Bath
\$ 288,000	2B	12	2 Bed / 1 Bath
\$ 172,800	3A	6	3 Bed / 2 Bath
\$ 172,800	3B	6	3 Bed / 2 Bath
\$ 3,074,400		156	
\$ 32,680	C1	1	Proposed Retail
\$ 35,900	C2	1	Proposed Retail
\$ 39,220	C3	1	Proposed Retail
\$ 69,880	C4	1	Proposed Retail
\$ 47,800	C5	1	Proposed Retail
\$ 44,580	C6	1	Proposed Retail
\$ 89,680	C7	1	Proposed Retail
\$ 78,780	C8	1	Proposed Retail
\$ 47,160	C9	1	Proposed Retail
\$ 485,680			
\$ -	CC1	9,142	Proposed CC - Medical
\$ -			
\$ 189,000	PR	126	Residential Parking
\$ -	PC	42	Retail Parking
\$ 189,000		168	
		Units	
\$ 3,749,080		165	



Unit Mix
 R 1BR/1BT
 R 2BR/1BT
 R 3BR/1BT
 Commercial
 Community Center

Parking



of Beds # of Baths Square Footage Monthly Rent

RESIDENTIAL UNITS			
1 Bed	1 Bath	776 SF	\$ 1,500
1 Bed	1 Bath	737 SF	\$ 1,500
1 Bed	1 Bath	914 SF	\$ 1,700
1 Bed	1 Bath	904 SF	\$ 1,700
2 Bed	1 Bath	1,021 SF	\$ 2,000
2 Bed	1 Bath	1,024 SF	\$ 2,000
3 Bed	2 Bath	1,295 SF	\$ 2,400
3 Bed	2 Bath	1,298 SF	\$ 2,400
14 Bed	10 Bath	132,642 SF	\$ 256,200

COMMERCIAL SPACES			
NA	NA	1,634 SF	\$ 2,723
NA	NA	1,795 SF	\$ 2,992
NA	NA	1,961 SF	\$ 3,268
NA	NA	3,494 SF	\$ 5,823
NA	NA	2,390 SF	\$ 3,983
NA	NA	2,229 SF	\$ 3,715
NA	NA	4,484 SF	\$ 7,473
NA	NA	3,939 SF	\$ 6,565
NA	NA	2,358 SF	\$ 3,930
		24,284 SF	\$ 40,473

COMMUNITY CENTER			
NA	NA	9,142 SF	\$ -
		9,142 SF	\$ -

PARKING			
NA	NA	0 SF	\$ 125
NA	NA	0 SF	\$ -
		0 SF	\$ 125

156,926 SF

<u>Units/Spaces</u>	<u>Avg Mthly Rent/Unit</u>	<u>Avg SF/Unit</u>	<u>F</u>
126 units	\$1,519	783 SF	
18 units	\$2,000	1,023 SF	
12 units	\$2,400	1,297 SF	
9 units	\$4,497	2,698 SF	
0 units	\$0	0 SF	

0 units

\$125

0 SF

165 units



Annual Rent/Unit	Monthly Rent PSF
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Underwritten Notes:

\$ 18,000	\$ 1.93
\$ 18,000	\$ 2.04
\$ 20,400	\$ 1.86
\$ 20,400	\$ 1.88
\$ 24,000	\$ 1.96
\$ 24,000	\$ 1.95
\$ 28,800	\$ 1.85
\$ 28,800	\$ 1.85
\$ 3,074,400	

Underwritten Notes:

NNN rents.

\$ 32,680	\$ 20.00
\$ 35,900	\$ 20.00
\$ 39,220	\$ 20.00
\$ 69,880	\$ 20.00
\$ 47,800	\$ 20.00
\$ 44,580	\$ 20.00
\$ 89,680	\$ 20.00
\$ 78,780	\$ 20.00
\$ 47,160	\$ 20.00
\$ 485,680	

\$ -	\$ -
\$ -	

\$ 1,500	\$ -
\$ -	\$ -
\$ 1,500	



Potential Monthly:	\$ 312,423.33
Potential Annual:	\$ 3,749,080.00

