

2707 & 2709 WESTFIELD AVE CAMDEN, NJ 08105



Presented by:

Patrick Gorman

Cell: 856-986-2482

Email: patrick.gorman@gormangrouprealtors.com

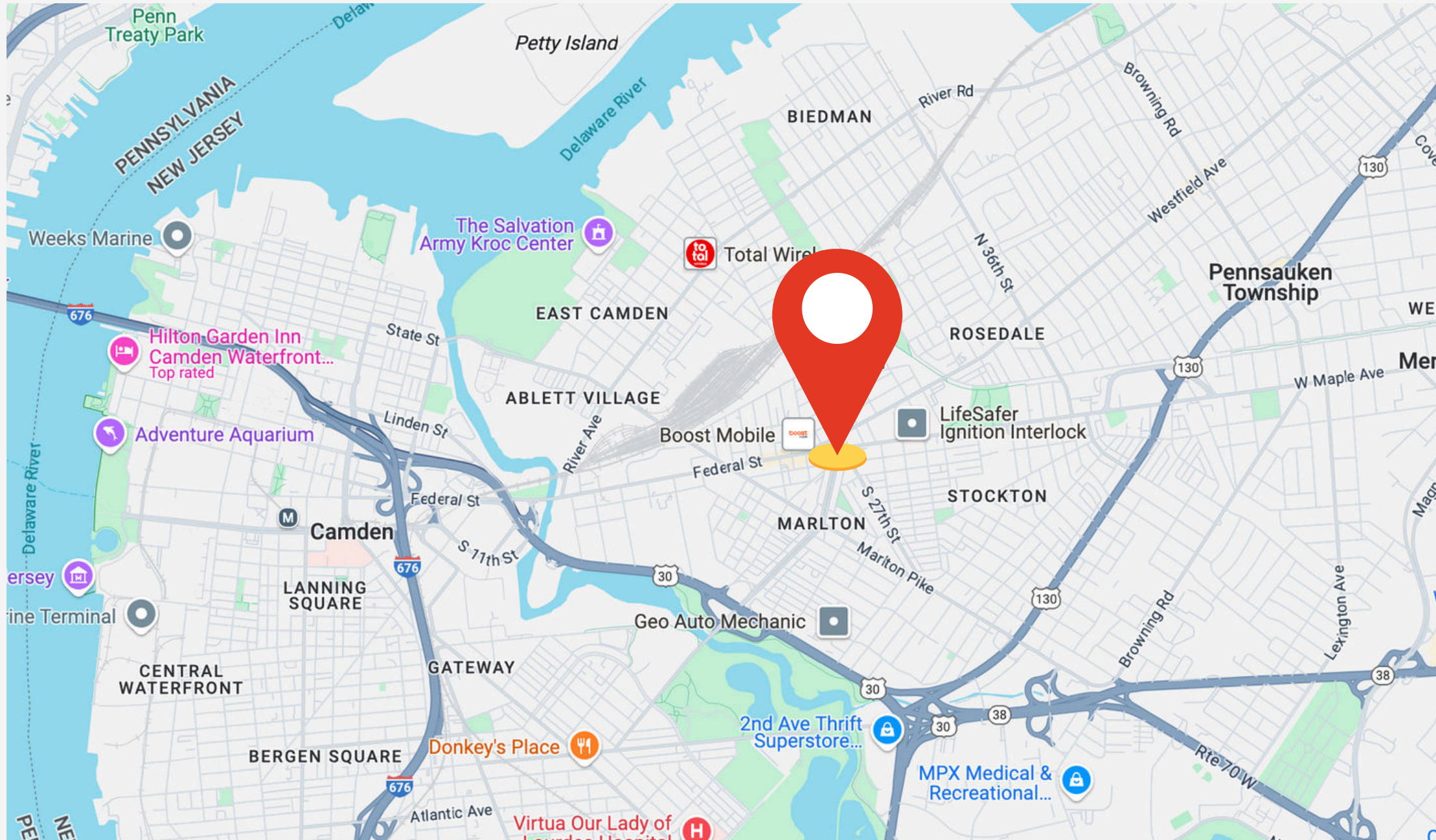




OFFER MEMORANDUM

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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

PRIME RENTAL MARKET

IN AN ALL-TIME HIGH RENTAL MARKET, TAKE ADVANTAGE OF THE END OF UPCOMING 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 occupied by a vape shop. Also includes three 1BD/1BTH apartments - two of three are currently rented. 2709 Westfield offers four 1BD/1BTH apartments - all 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.

RENT ROLL (2707)

| UNIT | MONTHLY RENT | LEASE TERM | BD/BTH COUNT |
|-------------|---------------------|-------------------|---------------------|
| UNIT A | \$1,244 | THRU 3/31/26 | 1BD/1BTH |
| UNIT B | \$950 | THRU 7/31/26 | 1BD/1BTH |
| UNIT C | \$1,987.50 | THRU 8/6/30 | COMMERCIAL |
| UNIT D | VACANT | VACANT | 1BD/1BTH |

P&L - 2707



*COMMERCIAL SPACE PREVIOUSLY SET UP AS A TAX OFFICE

*CALCULATIONS ARE BASED ON THE CURRENT RENTS & THE BUILDING LISTED AT \$450,000.

OPERATING INCOME

MONTHLY RENT: \$4,181.50
PGI (YEARLY): \$50,178
LESS 5% VACANCY: \$2,509
EGI (YEARLY): \$47,669

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: \$33,453

CAP RATE: 7.4%

RENT ROLL (2709)

| <u>UNIT</u> | <u>MONTHLY RENT</u> | <u>LEASE TERM</u> | <u>BD/BTH COUNT</u> |
|-------------|---------------------|-------------------|---------------------|
| UNIT A | \$1,060 | THRU 1/31/26 | 1BD/1BTH |
| UNIT B | \$1,060 | MONTH-TO-MONTH | 1BD/1BTH |
| UNIT C | \$950 | MONTH-TO-MONTH | 1BD/1BTH |
| UNIT D | \$1,363.50 | MONTH-TO-MONTH | 1BD/1BTH |

P&L - 2709



OPERATING INCOME

MONTHLY RENT: \$4,433.50

PGI (YEARLY): \$53,202

LESS 5% VACANCY: \$2,660

EGI (YEARLY): \$50,542

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: \$37,774

CAP RATE: 8.4%

*CALCULATIONS ARE BASED ON THE CURRENT RENTS & THE BUILDING LISTED AT \$450,000.

FOR RENT
Garage / Storage
Call: 856-4671 / 856-204-5581
Fax: / Email:

FOR RENT
Dishwasher / Granite / Stainless Steel
Call: 204-2515 / 204-2515
Email: / Website:



Patrick Gorman
Keller Williams - Main Street
C: 856-986-2482
O: 856-858-2200

E: patrick.gorman@gormangrouprealtors.com

