

OFFERING MEMORANDUM

3069 River Road

Camden, New Jersey 08105

Mixed-Use Commercial Investment Property

Laundromat | Professional Services | Residential

\$1,950,000

Asking Price

5,998 SF

Building Size

7.4%+

Potential Cap Rate

75%

Owner Occupied /
Tenants

Exclusively Listed By

Michael Greene / Kim Rock

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EXECUTIVE SUMMARY

Keller Williams Real Estate is pleased to present 3069 River Road — a rare, income-producing mixed-use commercial asset located in the heart of Camden, New Jersey's resurgent commercial corridor. This turnkey investment offers three distinct revenue streams under one roof: a fully operational commercial laundromat, professional services office suites, and a two-bedroom residential apartment.

This property represents an exceptional opportunity for owner-operators and seasoned investors alike. The asset has demonstrated consistent and growing cash flow, with combined 2024 net income of approximately \$172,000 under current operations and a pro forma projection of over \$227,000 annually with new laundry equipment already in place. The corporate entity (Bartra Group Corporation) has operated at this location since incorporation in 2014 and reported gross receipts of over \$825,000 in tax year 2025 — reflecting the property's deep-rooted commercial activity and strong community presence.

Camden is experiencing a notable urban resurgence, with increasing investment activity, improved infrastructure, and growing demand from entrepreneurs, remote professionals, and small business owners. Positioned along a high-traffic arterial corridor with dense local demographics, 3069 River Road offers immediate cash flow with material upside through full stabilization and operational enhancements.

<p>\$1,950,000 Asking Price</p>	<p>\$325.10 Price / SF</p>	<p>5,998 SF Building Size</p>
<p>~5.62% Current Cap Rate*</p>	<p>~8.37% Pro Forma Cap Rate</p>	<p>2014 Year Built / Incorporated</p>

*Based on combined 2024 net income from current operations. See Financial Analysis section for full detail.

INVESTMENT HIGHLIGHTS

1. Multiple Income Streams

Three distinct revenue centers — professional services, laundromat, and residential — provide diversified cash flow and reduce single-tenant risk.

2. Solar-Assisted Operations

The laundromat is equipped with solar panels, materially reducing utility overhead and improving net margins versus comparable coin-operated facilities.

3. Established Commercial Tenant

Bartra Group Corporation has operated at this location since 2014, generating \$825,446 in gross receipts in 2025 alone, demonstrating deep market penetration and operational stability.

4. Strong Pro Forma Upside

New commercial-grade laundry equipment already in place is projected to increase laundromat revenue from \$132,000 to \$166,000 annually, lifting combined NOI from ~\$172,000 to ~\$227,000.

5. High-Traffic Location

Situated on River Road — a primary commercial artery in Camden — with direct access to a dense residential population of nearly 37,000 within one mile.

6. Value-Add Through Stabilization

Current occupancy is 75%, with vacant office suites representing immediate upside. Lease-up to 95% stabilized occupancy could further increase NOI by an estimated \$15,000–\$25,000 annually.

7. Favorable Demographics

1-mile population of 36,860 with a median age of 33.2 years and strong employment base of 27,559 workers. The renter/homeowner ratio reflects consistent demand for service-oriented businesses.

8. Camden Urban Resurgence

Camden continues to attract public and private investment. Urban renewal initiatives, proximity to Philadelphia, and improving infrastructure are driving increased demand for commercial and mixed-use properties.

9. Residential Component

A spacious two-bedroom apartment on the second floor provides additional income potential as an owner-managed unit or market-rate rental.

10. Turnkey Asset

The property is fully operational with commercial-grade equipment in place — no capital expenditures required for a new owner to begin generating income from day one.

PROPERTY OVERVIEW

Property Details

Property Address	3069 River Road, Camden, NJ 08105
County	Camden County, New Jersey
Property Type	Mixed-Use Commercial (Laundromat, Professional Services, Multifamily)
Total Building Size	5,998 Square Feet
Lot Size	1.4 Acres
Number of Stories	2
Year Incorporated / Active Since	July 29, 2014
Current Occupancy	75%
Zoning	Commercial / Mixed-Use (verify with municipality)
Parking	On-site parking available
Utilities	Gas, Electric, Water/Sewer (tenant responsibility varies by unit)
Solar Panels	Yes — installed on laundromat; reduces utility overhead
Residential Unit	1 Two-Bedroom Apartment (Second Floor)

Physical Description

3069 River Road is a two-story, multi-use commercial building totaling approximately 5,998 square feet situated on a 1.4-acre parcel. The ground floor houses a high-volume commercial laundromat and flexible professional services office suites. The second floor contains a two-bedroom residential apartment offering owner-occupancy or rental income flexibility.

The laundromat is fully equipped with 24 commercial-grade washing machines and 26 commercial dryers, supported by solar energy panels installed to reduce utility costs. The facility is designed for high-throughput, self-service operations in a densely populated urban catchment area.

The office suites provide flexible layouts suitable for professional services, co-working, boutique business operations, or medical/health services. The building benefits from convenient street-level access, on-site parking, and prominent visibility along River Road.

BUSINESS & TENANT DESCRIPTION

Bartra Group Corporation — Anchor Tenant

Legal Entity Name	Bartra Group Corporation
EIN	47-1455825
Date Incorporated	July 29, 2014
Business Type	C-Corporation (Form 1120 Filer)
Primary Business	Professional Services
Secondary Business	Commercial Laundromat Operations
Contact / Preparer	Raul A. Bartra — Bartra Professional Services
Address	3069 River Road, Camden, NJ 08105
Phone	856-365-0015
Email	info@bartragroup.com

Bartra Group Corporation is a well-established professional services firm that has operated exclusively from this property since its 2014 incorporation. The company offers a range of professional services from the ground-floor office suites while also managing the on-site laundromat operations. The corporation has demonstrated consistent revenue growth, with gross receipts increasing from \$740,112 (2023) to \$825,446 (2025), representing an approximately 11.5% increase over the two-year period.

The company's long-term operating history at this specific location underscores the viability of the business model, the quality of the customer base, and the strength of the site. This tenure also provides a prospective buyer with the option to negotiate a long-term lease with the existing tenant, providing stable, predictable income from day one of ownership.

Income Sources Summary

Income Source	Annual Revenue	Annual NOI	Notes
Professional Services (Bartra)	\$345,500	\$152,330	2024 Actual
Laundromat — Current Equipment	\$132,000	\$20,074	2024 Actual
Laundromat — New Equipment (Pro Forma)	\$166,000	\$75,048	Projected

Residential Apartment (2BR)	TBD	TBD	Market Rate TBD
TOTAL — Current Operations	\$477,500	\$172,404	Excl. Residential
TOTAL — Pro Forma (New Equipment)	\$511,500	\$227,378	Excl. Residential

FINANCIAL ANALYSIS

P&L Statement: Professional Services (Bartra Group)

January 1 – December 31, 2024

Line Item	Amount
SALES (Gross Revenue)	\$345,500
Less: Cost of Goods Sold (Purchases)	(\$26,785)
GROSS PROFIT	\$318,715
OPERATING EXPENSES	
Office Expenses	\$3,325
Telephone	\$5,184
Gas & Electricity	\$32,564
Insurance	\$6,500
Postage	\$5,120
Supplies	\$5,850
Taxes and Licenses	\$12,650
Repair (Building)	\$5,852
Payroll and 1099	\$50,940
Maintenance	\$3,400
Water	\$12,022
Depreciation	\$21,533
Bank Charges	\$1,445
TOTAL OPERATING EXPENSES	\$166,385
NET PROFIT	\$152,330

P&L Statement: Laundromat — Current Equipment

January 1 – December 31, 2024 | Bartra Group Corporation

Line Item	Amount
SALES (Laundry Revenue)	\$132,000
GROSS PROFIT	\$132,000

OPERATING EXPENSES	
Rent Equipment	\$27,000
Sewer	\$3,952
Gas & Electricity	\$17,500
Insurance	\$6,500
Supplies	\$5,850
Taxes and Licenses	\$6,500
Repair (Building)	\$3,852
Payroll and 1099	\$24,440
Maintenance	\$3,400
Water	\$12,022
Bank Charges	\$950
TOTAL OPERATING EXPENSES	\$111,926
NET PROFIT	\$20,074

P&L Statement: Laundromat — New Equipment (Pro Forma)

January 1 – December 31, 2024 | Projected with New Commercial Equipment

Line Item	Amount
SALES (Laundry Revenue — New Equipment)	\$166,000
GROSS PROFIT	\$166,000
OPERATING EXPENSES	
Equipment Loan (replaces equipment rental)	\$45,000
Sewer	\$3,952
Gas & Electricity (reduced — solar assist)	\$14,500
Insurance	\$6,500
Supplies	\$3,550
Taxes and Licenses	\$6,500
Repair (Building)	\$1,500
Payroll and 1099	\$24,440
Maintenance	\$1,000
Water	\$8,500
Bank Charges	\$950
TOTAL OPERATING EXPENSES	\$90,952
NET PROFIT	\$75,048

Note: The new equipment scenario reflects investment in 24 commercial-grade washing machines and 26 commercial dryers. The equipment loan replaces the prior rental cost while new machines drive higher throughput and revenue. Solar panel assistance reduces gas & electricity costs versus the current-equipment baseline.

Historical Corporate Tax Return Summary (Form 1120)

Bartra Group Corporation | EIN 47-1455825

Line Item	Tax Year 2023	Tax Year 2025
Gross Receipts / Sales	\$740,112	\$825,446
Cost of Goods Sold	\$18,552	\$0
Gross Profit	\$721,560	\$825,446
Salaries & Wages	\$26,000	\$25,000
Repairs & Maintenance	\$5,252	\$12,546
Taxes & Licenses	\$9,371	\$10,088

Depreciation	\$21,533	\$28,867
Other Deductions	\$648,794	\$728,802
Total Deductions	\$710,950	\$805,303
Taxable Income	\$10,610	\$20,143

Full tax returns are available to qualified buyers upon execution of a Non-Disclosure Agreement. The consistent growth in gross receipts from \$740,112 (2023) to \$825,446 (2025) reflects approximately 11.5% revenue growth and demonstrates the operational stability and upward trajectory of the business.

Cap Rate & Returns Analysis

Metric	Current Operations	Pro Forma (New Equip.)
Professional Services NOI	\$152,330	\$152,330
Laundromat NOI	\$20,074	\$75,048
Combined NOI (excl. residential)	\$172,404	\$227,378
Asking Price	\$2,000,000	\$2,000,000
Implied Cap Rate	8.62%	11.37%
Price Per Square Foot	\$333.44	\$333.44

*Residential apartment income not yet included. Market-rate rent for comparable 2BR units in Camden ranges from \$1,100–\$1,400/month, which would add approximately \$13,200–\$16,800 to annual NOI, further enhancing returns.

MARKET OVERVIEW & DEMOGRAPHICS

Camden, New Jersey — Market Overview

Camden, New Jersey is undergoing a meaningful economic and commercial revitalization, driven by a combination of public investment, private development, and its strategic geographic position directly across the Delaware River from Philadelphia — one of the nation's top-ten largest cities. The city benefits from growing interest among entrepreneurs, small business owners, and real estate investors seeking value-add opportunities at a significant discount to Philadelphia pricing.

River Road is one of Camden's primary commercial corridors, benefiting from steady traffic flow, strong residential density, and proximity to major transportation infrastructure including I-676, NJ Route 30, and PATCO transit lines. Properties along this corridor have consistently attracted owner-operated businesses, service providers, and mixed-income investors drawn to the combination of affordable pricing and improving fundamentals.

Demographic Summary

Source: CoStar / Crexi 2024 Demographic Data

Demographic Indicator	1-Mile Radius	3-Mile Radius	5-Mile Radius
2024 Population	36,860	303,707	1,081,712
2023 Population	37,500	305,443	1,083,555
Median Household Income (2024)	\$56,087	\$65,701	\$68,341
Median Age (2024)	33.2	34.9	35.3
Total Employees (2024)	27,559	241,773	866,354
Occupied Housing Units	10,748	109,113	409,220
Vacant Housing Units	665	12,171	42,985
Renters	5,632	55,775	208,081
Homeowners	5,781	65,509	244,124

Household Income Distribution (1-Mile Radius)

Income Bracket	# of Households
Under \$25,000	2,717

\$25,000 – \$50,000	2,536
\$50,000 – \$100,000	3,262
\$100,000 – \$150,000	1,673
Above \$150,000	1,225

Key Employment Sectors (1-Mile Radius)

Industry Sector	Employees
Educational & Health Care	4,376
Management, Business, Science & Arts	4,501
Retail Trade	2,829
Professional Services	2,029
Manufacturing	1,795
Arts, Entertainment & Food Services	1,776
Transportation & Warehousing	1,744
Construction	1,154

CONTACT INFORMATION

For More Information, Please Contact:

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584 Middletown Boulevard | Langhorne, PA

3069 River Road | Camden, NJ 08105

Asking Price: \$2,000,000 | Available Immediately

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