



HALBRUNER
HOMES TEAM

Camden Portfolio

Prepared By :

THE HALBRUNER HOMES TEAM

Location:

CAMDEN, NJ

This portfolio is being offered as part of a larger investment portfolio, which includes additional assets located throughout Philadelphia and Chester. For more information on the full portfolio and to request the complete Offering Memorandum, please contact info@halbrunerhomes.com

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EXECUTIVE SUMMARY

The Halbruner Homes Team has been exclusively retained to list and sell a portfolio of 130 properties across Philadelphia, Chester, and Camden on behalf of Joe Ventresca.

Led by Ron Halbruner as the listing agent, with marketing and listing execution directed by Sierra Kiarsis, Director of Operations, our team brings over 15 years of proven real estate experience and a consistent record as a top-performing team within our brokerage and across the region.

For this project we will specialize in high-volume and investment-focused sales, with deep expertise in marketing development and income-producing properties. Our structured, data-driven approach will ensure strategic pricing, targeted investor outreach, and streamlined execution designed to maximize absorption rate, protect asset value, and deliver strong overall portfolio returns.



CONFIDENTIALITY & DISCLAIMER

All materials and information provided by The Halbruner Homes Team at Keller Williams-Cherry Hill, including those received or derived from our agents, advisors, affiliates, or any third-party sources, are provided without representation or warranty as to completeness, accuracy, or condition of the property. We make no guarantees regarding compliance with governmental requirements, suitability for any intended use, developability, or financial performance of the property.

Neither The Halbruner Homes Team, its agents, advisors, nor affiliates make any representations or warranties, express or implied, as to the accuracy or completeness of any materials or information provided. Any materials, whether written or verbal, are not a substitute for your own independent due diligence. Each party is responsible for conducting its own investigation and verification.

Parties considering a transaction, under contract, or in escrow are strongly encouraged to verify all information and conduct inspections and investigations using appropriate third-party professionals. Financial data should be independently verified, including through review of relevant documents and consultation with qualified professionals. The Halbruner Homes Team does not provide financial advice, and all assumptions regarding financial performance or projections may differ from actual results. Any estimates of market or projected rents are for informational purposes only and do not guarantee future rents. Parties must consider contractual obligations, governmental limitations, market conditions, vacancy factors, and other relevant considerations.

Legal matters should be reviewed with an attorney. Tax matters should be discussed with a certified public accountant or tax attorney. Title matters should be discussed with a title officer or attorney. Property condition and compliance questions should be discussed with appropriate engineers, architects, contractors, consultants, or governmental agencies.

All properties and services offered by The Halbruner Homes Team are marketed in compliance with all applicable fair housing and equal opportunity laws.

THE HALBRUNER HOMES TEAM | Keller Williams Realty
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License Disclosure:
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NJ 0568297 | Broker of Record: George Denney 9696534

INVESTMENT OVERVIEW

Portfolio Summary:

The Halbruner Homes Team is proud to present a 12-property residential portfolio located across Camden, NJ. Comprised entirely of single-family homes and select small multi-family properties, this portfolio offers a compelling opportunity to create a long-term rental asset in neighborhoods with consistent rental activity and ongoing reinvestment. Nearby homes reflect strong tenant demand and continued neighborhood investment, making these properties well-suited for income-producing strategies.

Portfolio Composition:

- Total Properties: 12 residential assets
- Single-family homes
- Bedrooms: 3 or 2 bedrooms per unit
- Occupancy: 11 properties are occupied with stabilized, in-place tenancy
- Cash Flow: Current rents are largely aligned with market rates, providing strong, consistent income

Investment Highlights:

- Attractive Potential Yield: The portfolio delivers a compelling going-in return, offering investors an immediate scale of income-producing units with minimal lease-up risk.
- Strategic Locations: Properties are situated across established Camden neighborhoods, providing proximity to public transportation, schools, retail corridors, and major roadways for easy access to Center City and surrounding employment hubs.
- Operational Efficiency: Centralized ownership allows for streamlined management and operational efficiencies, reducing the time, transaction costs, and complexities typically associated with assembling scattered individual acquisitions.

Opportunity:

This portfolio presents an exceptional opportunity for investors seeking stabilized occupancy, durable cash flow, and long-term growth potential within Camden's active rental market. By acquiring this collection of 12 income-producing properties, investors can immediately establish a meaningful market presence with a diverse and resilient residential asset base.

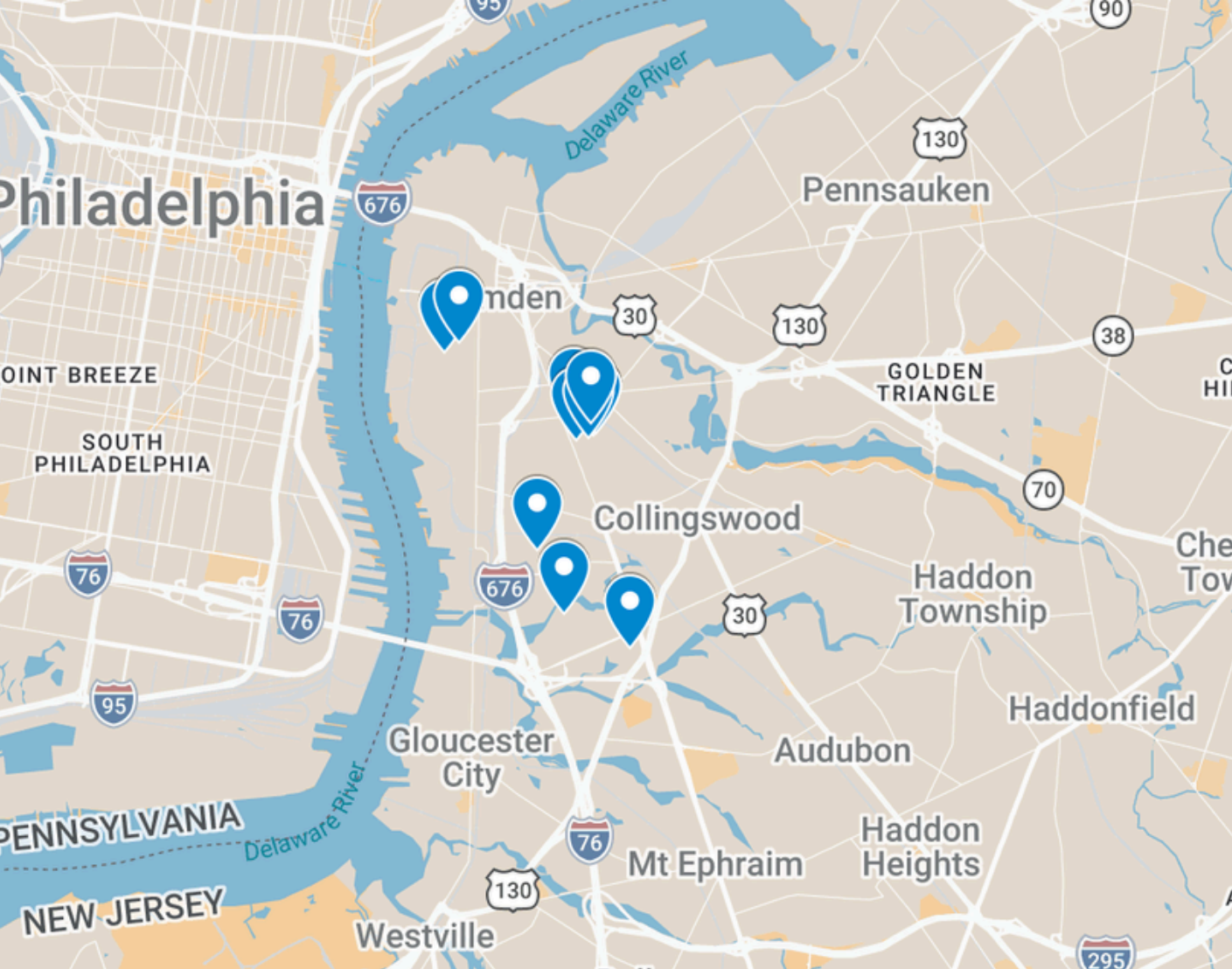
Offering Summary:

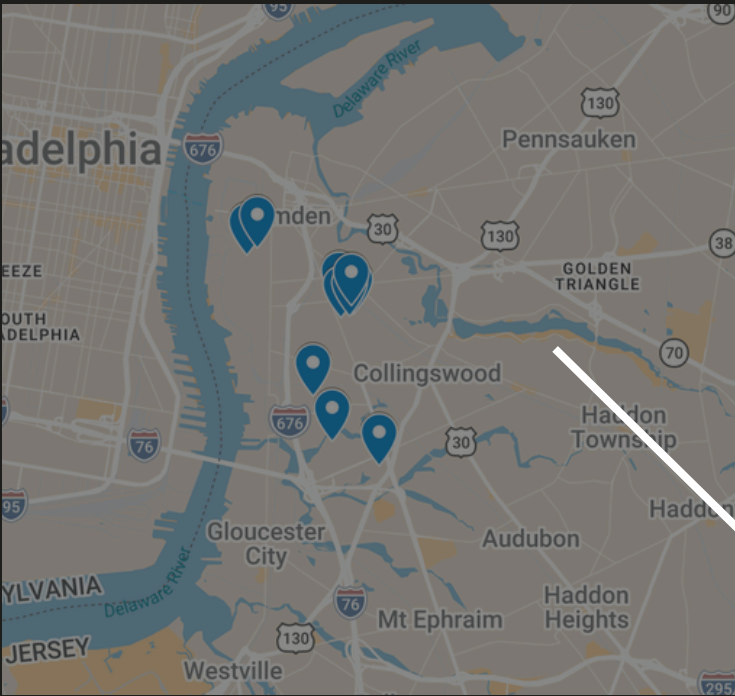
Sale Price	\$1,584,000
Number of Units	12
Number of Properties	12
Average Rent (Per Unit)	\$1,025
Gross Annual Rent	\$147,720

RENT ROLL

Address	Status	Type	Rent/month	Propety Price
1223 Whitman ave camden	Occupied	3BD/1BA	\$ 1,200.00	\$184,000.00
3128 S Congress Rd, Camden	Occupied	3BD/1BA	\$ 1,260.00	\$155,000.00
1154 Lansdowne St, Camden	Occupied	3BD/1BA	\$ 1,200.00	\$150,000.00
1154 Thurman Street, Camden	Occupied	3BD/1BA	\$ 1,000.00	\$140,000.00
1246 Everett st camden	Occupied	3BD/1BA	\$ 850.00	\$140,000.00
2805 Yorkship rd Camden	Occupied	2BD/1BA	\$ 1,300.00	\$130,000.00
305 Pine St Camden	Occupied	3BD/1BA	\$ 1,300.00	\$130,000.00
837 Sylvan Street, Camden	Vacant	3BD/1BA	\$ -	\$130,000.00
618 West Street, camden	Occupied	2BD/1BA	\$ 900.00	\$125,000.00
1235 Thurman St Camden	Occupied	3BD/1BA	\$ 1,100.00	\$115,000.00
1248 Everett Street, Camden	Occupied	3BD/1BA	\$ 1,300.00	\$95,000.00
1211 Thurman Street, Camden	Occupied	3BD/1BA	\$ 900.00	\$90,000.00
			\$ 12,310.00	\$1,584,000.00
		Gross Annual Rent:	\$ 147,720.00	

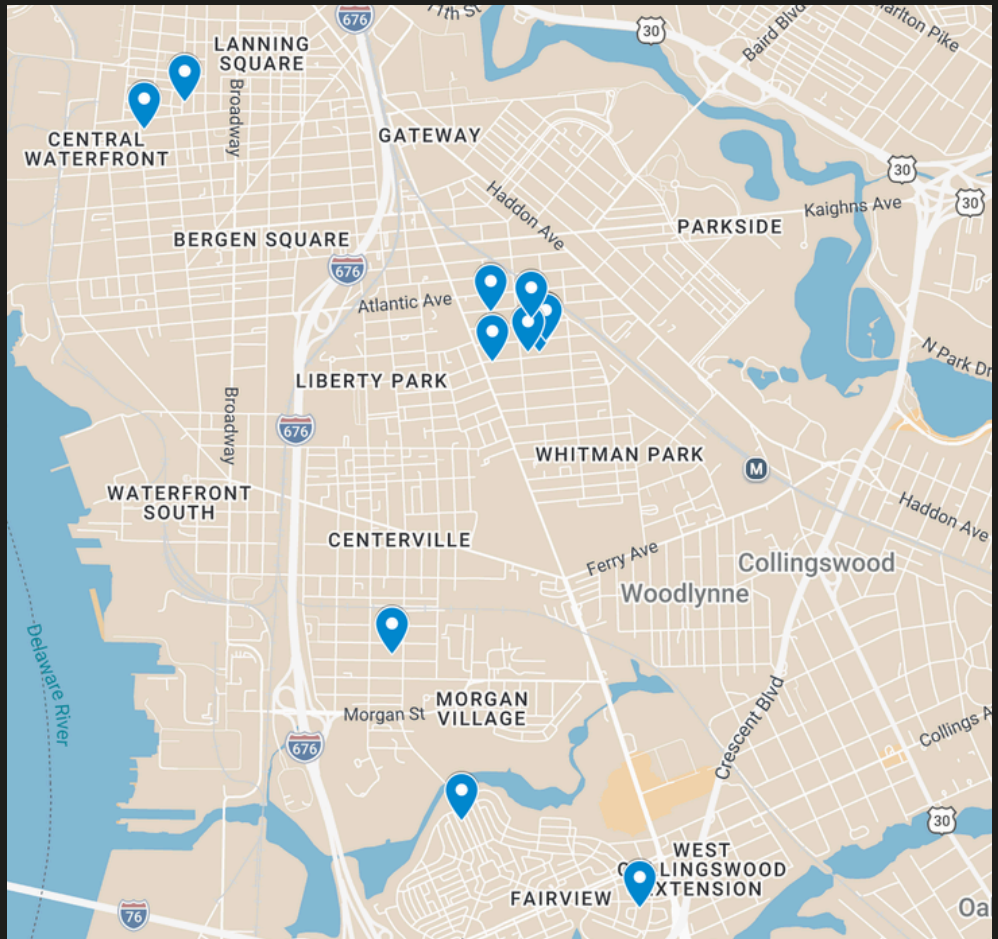
Property Map





Camden

- 12 Properties



Contact

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