

312 N 40TH ST PENNSAUKEN, NJ 08110

X10 1-BEDROOM UNITS



Presented by:

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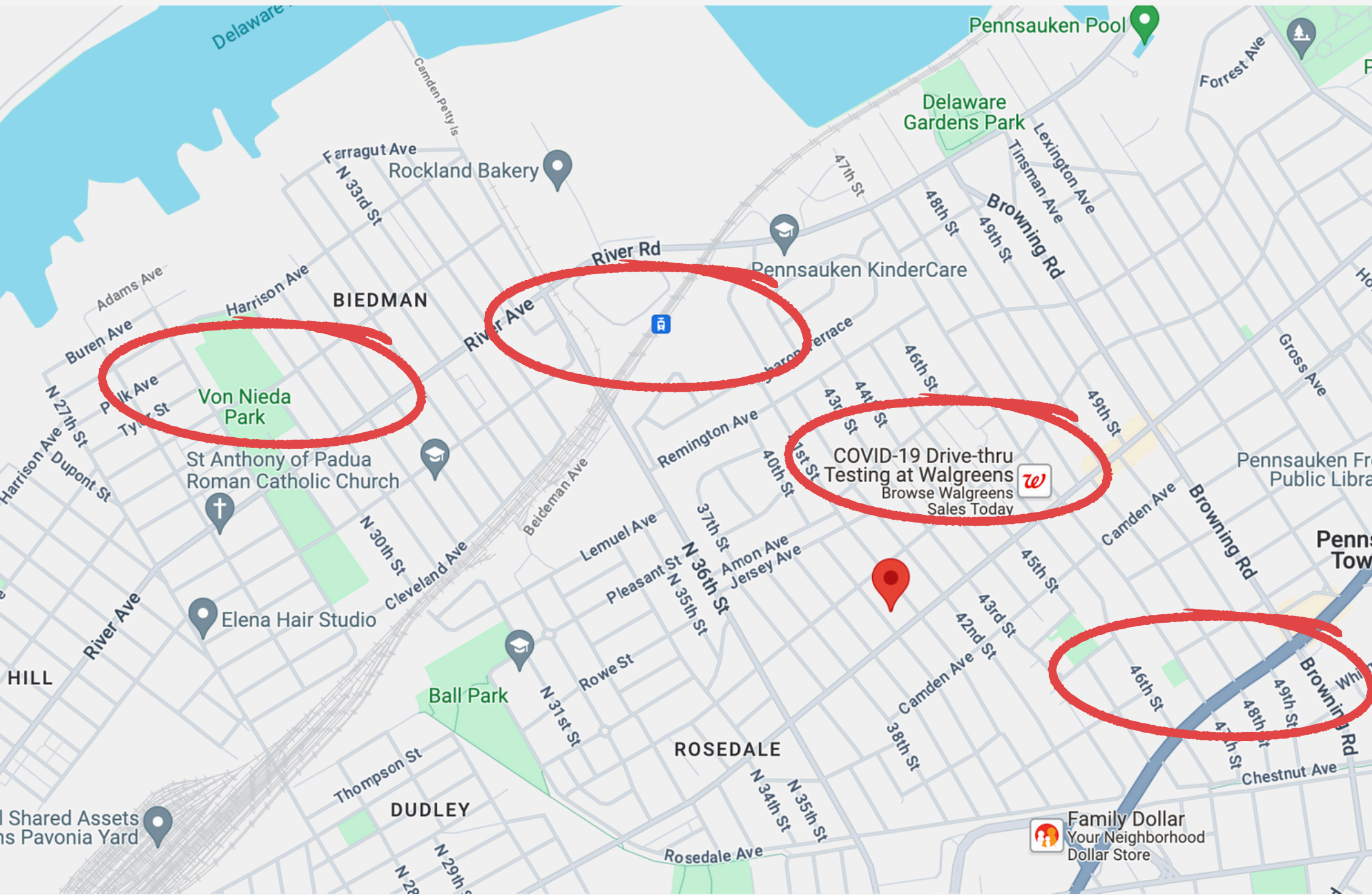
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OFFER MEMORANDUM

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PORTFOLIO LOCATION



- **WESTFIELD AVE AT N 40TH ST - BUS STOP (223 FT)**
- **WALGREENS (.4 MI)**
- **DAVIS ELEMENTARY SCHOOL (.4 MI)**
- **HIGHWAY US-130 (.9 MI)**
- **36TH ST LIGHT RAIL STATION (1 MI)**
- **VON NIEDA PARK (1.6 MI)**
- **PENNSAUKEN TRANSIT CENTER (2.3 MI)**

INVESTMENT HIGHLIGHTS



EXTREMELY WELL-MAINTAINED
THESE UNITS ARE IN EXCELLENT
CONDITION, WITH MANY OF THEM HAVING
UNDERGONE COMPLETE RENOVATIONS
INCLUDING UPDATED FLOORS & UPGRADED
KITCHENS. PROPERTY ALSO FEATURES
BRAND NEW WATER HEATERS & RECENTLY
SERVICED FURNACES.

STEADY INCOME & SAVE MONEY
WITH ALL TEN UNITS FULLY OCCUPIED,
YOU CAN BE SURE THIS PROPERTY WILL
SERVE AS AN EXCELLENT CASH-FLOW
INVESTMENT. TENANTS ALSO PAY AN
ADDITIONAL \$35/MO FOR WATER AND
WITH SOLAR PANELS POWERING
COMMON AREA SPACES, THERE ARE
PLENTY OF OPPORTUNITIES TO CUT
COSTS!

FORGO ANNUAL REGISTRATION
AVOID THE TYPICAL ANNUAL LANDLORD
REGISTRATION IN PENNSAUKEN WHERE
ONLY THE DCA IS REQUIRED. EXPAND
YOUR PORTFOLIO WITH LESS UPKEEP!

PROPERTY OVERVIEW

COUNTY: CAMDEN

BLOCK/LOT: 01020 / 00038

YEAR BUILT: 1910

UTILITIES:

- PUBLIC WATER
- PUBLIC SEWER
- FORCED AIR HEAT WITH NATURAL GAS
- NATURAL GAS HOT WATER
- NO COOLING

EST. TOTAL BLDG SQ FT: 3,000

LOT ACRES: .25

LOT DIMENSIONS: 110X100





PORTFOLIO OVERVIEW

PROPERTY INCLUDES X10 ONE-BEDROOM UNITS. FEATURES BRAND NEW WATER HEATERS, RECENTLY SERVICED FURNACES & SOLAR PANELS! GENERATE SERIOUS INCOME AND SAVE MONEY ON ELECTRICITY WHILE THE SOLAR PANELS POWER THE PROPERTY'S COMMON AREAS. MANY OF THE UNITS HAVE UNDERGONE COMPLETE RENOVATIONS INCLUDING UPDATED FLOORING, GRANITE COUNTERTOPS & A STAINLESS STEEL APPLIANCE PACKAGE. PRIVATE RESIDENT PARKING LOT OUT FRONT. ACCESS TO SHARED LAUNDRY IN THE BASEMENT. GREAT OPPORTUNITY FOR LANDLORDS AS PENNSAUKEN DOES NOT REQUIRE ANNUAL REGISTRATION WITH THE CITY, ONLY A DCA.

RENT ROLL SUMMARY

<u>UNIT</u>	<u>MONTHLY RENT</u>	<u>LEASE TERM</u>	<u>BD/BTH COUNT</u>
312 N 40TH ST - 1A	\$950	THRU 3/10/25	1/1
312 N 40TH ST - 1B	\$975	THRU 3/10/25	1/1
312 N 40TH ST - 2A	\$800	THRU 6/1/25	1/1
312 N 40TH ST - 2B	\$800	THRU 9/15/25	1/1
312 N 40TH ST - 3A	\$1,103	THRU 6/1/25	1/1
312 N 40TH ST - 3B	\$885	THRU 3/10/25	1/1
312 N 40TH ST - 4A	\$1,050	THRU 4/1/25	1/1
312 N 40TH ST - 4B	\$1,000	THRU 3/10/25	1/1
312 N 40TH ST - 5A	\$1,097	THRU 7/1/25	1/1
312 N 40TH ST - 5B	\$975	THRU 3/10/25	1/1

PROFIT & LOSS

OPERATING INCOME

- ANNUAL RENT: \$115,620
- ANNUAL WATER & SEWER (PAID BY TENANTS): \$4,200
- ANNUAL SOLAR INCOME: \$2,400
- PGI (YEARLY): \$122,220
- LESS 5% VACANCY: \$6,111
- EGI (YEARLY): \$116,109

OPERATING EXPENSES

- RE TAXES: \$14,084
- ANNUAL INSURANCE: \$4,898
- CCMUA \$6,564
- TOTAL EXPENSES: \$25,546
- NOI: \$90,563

CAP RATE: 7.2%





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