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# OASIS APARTMENTS

24 APARTMENT UNIT COMPLEX  
415 HAMILTON , BLACKWOOD NJ 08012

# OASIS APARTMENTS

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# OASIS APARTMENTS

01 Executive Summary  
Investment Summary

## OFFERING SUMMARY

ADDRESS	415 Hamilton Blackwood NJ 08012
COUNTY	Camden
MARKET	South Jersey
SUBMARKET	Philadelphia
BUILDING SF	30,550 SF
LAND SF	26,136 SF
LAND ACRES	.60
NUMBER OF UNITS	24
YEAR BUILT	1965
YEAR RENOVATED	2016

## FINANCIAL SUMMARY

PRICE	\$4,999,000
PRICE PSF	\$163.63
PRICE PER UNIT	\$208,292

### Charming Garden-Style Community in the Heart of Gloucester

- Welcome to Oasis Apartments, a well-maintained, two-story apartment community ideally located in the Blackwood section of Gloucester Township. This quiet suburban property offers comfortable living in a convenient Camden County location — just minutes from Route 42, the NJ Turnpike, Camden County College, and downtown Philadelphia access.
- Set on a landscaped 0.6-acre lot, Oasis Apartments combines privacy and accessibility in one of South Jersey's most desirable commuter corridors.



- Property Highlights

Building Type: 2-Story Garden-Style Apartment Complex

Total Units: 24 (22 (2) Bedroom 2 (1) Bedroom)

Average Unit Size: 700 – 900 SF

Typical Layout: 2 Bedrooms / 1 Bathroom

Year Built: Circa 1965 (Updated 2018-2020)

Lot Size: ± 0.60 Acres

Zoning: Multifamily Residential

Spacious floor plans

- All Units have front and back door access.





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Location

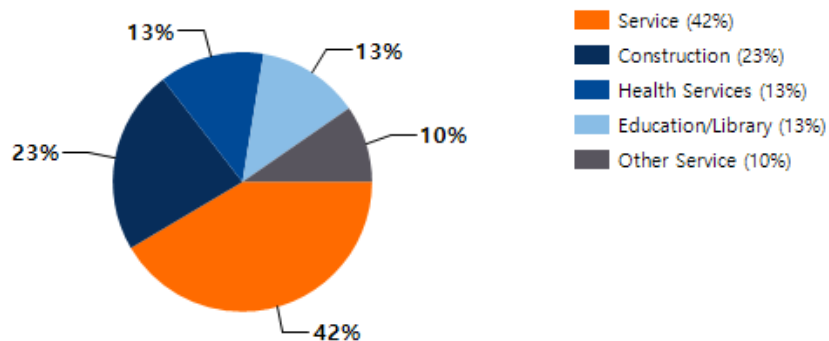
Location Summary

OASIS APARTMENTS

## Blackwood New Jersey a Great Place to Live

- Blackwood is about 10 miles from Camden, and roughly 14–15 miles from Philadelphia.
- Public transportation access includes the Lindenwold station on the Atlantic City Rail Line (within ~5.4 miles) & less than 5 minute walk to bus stop
- The area is part of the Philadelphia-Camden metropolitan area / submarket.
- Local demographics (within 1 mile) show a population of ~10,000 and ~4,000 households.  
LoopNet
- The median household income in the nearby area is around \$79,217.
- Property values in the area: median home value in immediate region is about \$228,791.

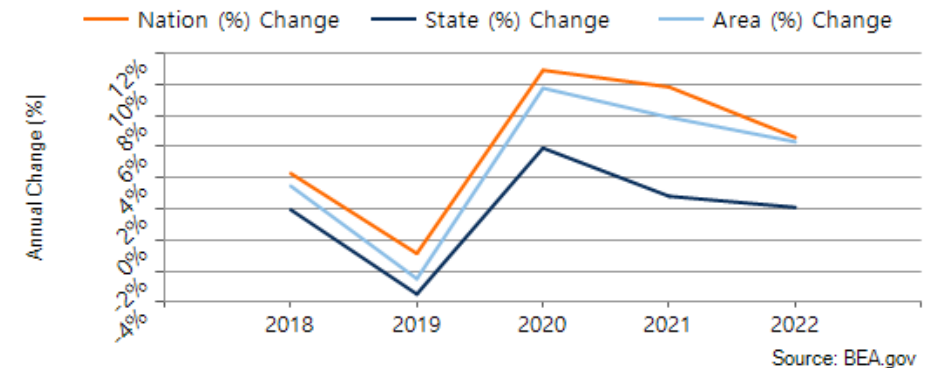
## Major Industries by Employee Count



## Largest Employers

Inspira Health Network	3,874
F & S Fresh Foods	1,201
Walmart	791
Wawa	777
Shoprite	751
Durand Glass Manufacturing Co./ARC International	580
Sheppard Bus Service	575
AJM Packaging	481

## Camden County GDP Trend





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## Property Description

Property Features  
Common Amenities  
Unit Amenities

## PROPERTY FEATURES

NUMBER OF UNITS	24
BUILDING SF	30,550
LAND SF	26,136
LAND ACRES	.60
YEAR BUILT	1965
YEAR RENOVATED	2016
# OF PARCELS	1
ZONING TYPE	apartments
TOPOGRAPHY	level
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	3
LOT DIMENSION	80X236
NUMBER OF PARKING SPACES	40
WASHER/DRYER	Laundry area

## CONSTRUCTION

FOUNDATION	Block
FRAMING	Wood
EXTERIOR	Vinyl
PARKING SURFACE	Asphalt
ROOF	Flat
STYLE	Low-Rise
LANDSCAPING	minimal



## Common Amenities

- Laundry Room
- Picnic Area
- Parking
- Public Transportation

## Unit Amenities

- Central Air
- Granite Countertops
- Tile Surround Showers
- Stainless steel Appliances



04

Rent Roll

415 Hamilton Rent Roll - Sheet1 (1)  
EXPENSES

415 Hamilton Avenue Blackwood NJ 08012								
24 Unit Apartment Buildings								
BLD # 1	BLD # 2	BLD # 3	BLD # 4	BLD # 5	BLD # 6	BLD # 7	BLD # 8	BLD # 9
	A Lower		2	\$1,395.00		\$1,850	\$1,850.00	
	B Upper		2	\$1,447.00			\$1,850.00	
	C Lower		1	\$1,225.00			\$1,550.00	
	D Upper		2	\$1,695.00			\$1,850.00	
	E Lower		1	\$1,600.00	Vacant		\$1,550.00	
	F Upper		2	Super			\$1,850.00	
BLD # 2								
	I Lower		2	\$1,700.00			\$1,850.00	
	J Upper		2	\$1,225.00	Vacant		\$1,850.00	
	K Lower		2	\$1,505.00	Vacant		\$1,850.00	
	L Upper		2	\$1,695.00			\$1,850.00	
	M Lower		2	\$1,695.00			\$1,850.00	
	N Upper		2	\$1,699.00			\$1,850.00	
	O Upper		2	\$1,700.00			\$1,850.00	
	P Lower		2	\$1,800.00			\$1,850.00	
BLD #3								
	Q Lower		2	\$1,449.00			\$1,850.00	
	R Upper		2	\$1,225.00			\$1,850.00	
	S Lower		2	\$1,700.00			\$1,850.00	
	T Upper		2	\$1,700.00			\$1,850.00	
	U Lower		2	\$1,725.00			\$1,850.00	
	V Upper		2	\$1,645.00			\$1,850.00	
	W Lower		2	\$1,695.00			\$1,850.00	
	X Upper		2	\$1,695.00			\$1,850.00	
	Y Upper		2	\$1,700.00	Vacant		\$1,850.00	
	Z Lower		2	\$1,795.00			\$1,850.00	
Total				\$36,710.00			\$43,800.00	
Annual				\$440,520.00			\$525,600.00	

415 Hamilton Avenue Blackwood NJ 08012 Expenses										
<b>INCOME</b>			PROFORMA							
# of Units	24		24							
Rent Roll	\$36,710.00		\$43,800.00							
Laundry	\$2,000.00		\$2,000.00							
Total	\$38,710.00		\$45,800.00							
<b>Annual Income</b>	<b>\$464,520.00</b>		<b>\$549,660.00</b>							
<b>EXPENSES</b>										
Landscaping/										
Snow Removal	\$2,400.00		\$2,400.00							
Electric	\$5,200.00		\$5,200.00							
Gas	\$7,270.00		\$7,270.00							
Water	\$5,200.00		\$5,200.00							
Sewer	\$10,500.00		\$10,500.00							
Maintenace										
General repairs	\$9,500.00		\$9,500.00							
Insurance	\$16,500.00		\$16,500.00							
Tax	\$39,817.00		\$39,817.00							
<b>Annual Total</b>	<b>\$96,387.00</b>		<b>\$96,387.00</b>							
<b>NOI</b>	<b>\$368,133.00</b>		<b>\$453,273.00</b>							
<b>CAP RATE</b>	<b>7.36%</b>		<b>9.00%</b>							