

611 N 2ND ST CAMDEN, NJ 08102



Presented by:

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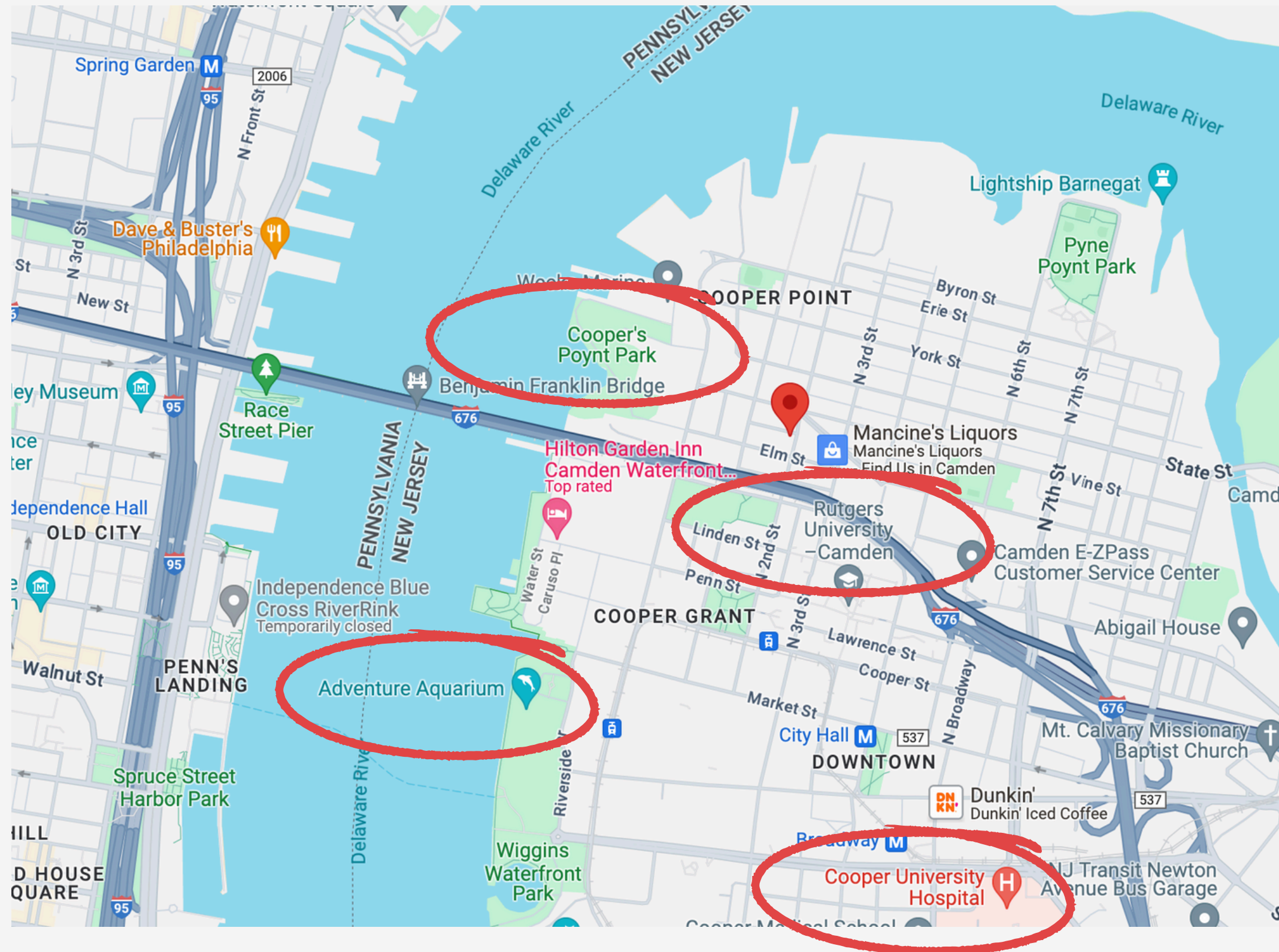




OFFER MEMORANDUM

3 - LOCATION 4 - HIGHLIGHTS 5 - OVERVIEW 7 - RENT ROLL 8 - P&L

LOCATION



- **FRONT ST AT STATE ST - BUS STOP (.1 MI)**
- **COMMUNITY PARK (.2 MI)**
- **RUTGERS UNIVERSITY CAMDEN CAMPUS (.3 MI)**
- **COOPER ST/RUTGERS LIGHT RAIL STATION (.3 MI)**
- **BENJAMIN FRANKLIN BRIDGE (.4 MI)**
- **COOPER'S POYNT PARK (.4 MI)**
- **CAMDEN CITY HALL (.6 MI)**
- **PATCO - CITY HALL STATION (.6 MI)**
- **ADVENTURE AQUARIUM (.7 MI)**
- **COOPER UNIVERSITY HOSPITAL (1 MI)**

INVESTMENT HIGHLIGHTS

SELLER TO PROVIDE DCA
SELLER WAS ISSUED PASSING NEW JERSEY
DCA HOTEL & MULTIPLE DWELLINGS
INSPECTION CERT IN 2021. CYCLES
GENERALLY LAST 5 YEARS, SO THE
PROPERTY SHOULD NOT REQUIRE
REINSPECTION FOR SOME TIME!

INCOME GENERATING OPPORTUNITY
EXTENSIVE INCOME GENERATING
POTENTIAL WITH TENANT OCCUPIED
APARTMENTS. CAN INCREASE OVERALL
VALUE BY RAISING RENTS TO MARKET
VALUE. THE POSSIBILITIES ARE ENDLESS!

LOCATION, LOCATION, LOCATION
SITUATED WITHIN CLOSE PROXIMITY OF
MULTIPLE BUS STOPS, PATCO STATIONS &
JUST MINUTES FROM I-676 WITH EASY
ACCESS TO PHILADELPHIA VIA THE
BENJAMIN FRANKLIN BRIDGE.

PROPERTY OVERVIEW

COUNTY: CAMDEN

BLOCK/LOT: 00044 / 00077

YEAR BUILT: 1920

ANNUAL TAXES: \$5,990 (2023)

UTILITIES:

- PUBLIC WATER
- PUBLIC SEWER
- RADIATOR HEAT (NATURAL GAS)
- NATURAL GAS HOT WATER
- NO AC

EST. TOTAL BLDG SQ FT: 3,086

LOT ACRES: .04



PROPERTY OVERVIEW

INCREDIBLE investment opportunity located in the historic Cooper Point section of **BOOMING** Camden. Situated less than a mile away from Rutgers University & the Ben Franklin Bridge! Property features x5 residential units & x3 garage units being used for storage - almost entirely tenant occupied. The property promises immense intrinsic value with the ongoing revitalization in the city. Contact us to schedule a showing today, you definitely don't want to miss it!!!

RENT ROLL SUMMARY

UNIT	MONTHLY RENT	MARKET RENT	LEASE TERM	BD/BTH COUNT
UNIT 1	\$700	\$1,000	THRU 12/31/25	STUDIO
UNIT 2	VACANT	\$1,200	VACANT	1BD/1BTH
UNIT A	\$850	\$1,000	THRU 2/28/25	STUDIO
UNIT B	\$750	\$1,200	THRU 10/31/25	1BD/1BTH
UNIT C	\$1,200	\$1,500	THRU 4/30/25	3BD/1BTH
GARAGE A	\$100	\$175	MONTH TO MONTH	N/A
GARAGE B	\$100	\$175	MONTH TO MONTH	N/A
GARAGE C	\$200	\$300	THRU 12/31/25	N/A

PROFIT & LOSS



OPERATING INCOME

MONTHLY RENT: \$5,100

PGI (YEARLY): \$61,200

LESS 4% VACANCY: \$2,448

UTILITY REIMBURSEMENT: \$1,620

EGI (YEARLY): \$60,372

OPERATING EXPENSES

RE TAXES: \$5,990

REPAIRS & MAINT: \$3,000

INSURANCE: \$1,400

GAS + ELECTRIC: \$2,400

WATER + SEWER: \$1,200

TOTAL EXPENSES: \$13,990

NET OPP. INCOME: \$46,382

*CALCULATIONS ARE BASED ON UNIT D BEING RENTED AT MARKET RENT FOR \$1,200/MO



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