

APARTMENT BUILDING FOR SALE

ROSE

COMMERCIAL REAL ESTATE

EXCLUSIVE LISTING

105 NORTH BLACK HORSE PIKE
MOUNT EPHRAIM, NJ
CAMDEN COUNTY



Property Description: 3 Story Brick Apartment Building with elevator. Ideal for special needs housing. Consists of twelve (12) one (1) bedroom apartments.

Floors: Concrete Slab/Carpentry - First
Wood/Carpenting - Second and Third

Kitchens: Three units have kitchens inside the apartment
Nine units use common kitchen
All units have refrigerators

Kitchen/Bath Floor: Vinyl Tile

Ceilings: 8 Ft.

Interior Finish: Plaster

Laundry: One (1) Washer/ One (1) Dryer - First Floor

Common Kitchen: First Floor

Community Room: First Floor

Basement: None

Entrances: First Floor - front and rear entrances -
handicap ramp

Air Conditioning: Window Units

HVAC: Gas Fired Unit/Steam Radiator/Hot Water Baseboard

Water Boiler: Gas Fired Water Boiler

Electric: Circuit Breakers

Cameras: Interior/Exterior of Building

Phone/Cable: To Building

Elevator: Floors 1-3

Parking Lot: Exterior Lighting/Handicap Accessible

For Further Information, Please Contact:

Adam Rose (Ext. 22)

(856) 985-9522

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ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

651 Route 73 North, Suite 111 • Marlton, NJ 08053 • Phone: (856) 985-9522 • Fax: (856) 985-9488

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SITE ANALYSIS

Address:	105 North Black Horse Pike, Mount Ephraim NJ
Lot:	14,985 SF 0.34 Acres
Roof:	Shingle
Shape:	Three (3) Story Rectangle
Topography:	Level
Drainage:	Level
Sewer:	Public
Water:	Public
Curbs:	Yes
Sidewalks:	Yes
Garbage/Trash:	Waste Management
Egress/Ingress:	The subject property is easily accessible from New Jersey Route 295, NJ Turnpike, and all Philadelphia Bridges
Police/Fire Protection:	Mount Ephraim Boro
Fire Protection:	Hard wire smoke detectors in common areas; hardwire smoke detectors and carbon monoxide detectors in each unit
Relation of Subject/ Site to Surroundings:	Mix of retail/commercial and residential neighborhood

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Income & Expenses

	<u># of Units</u>	<u>Annual Fully Occupied</u>	<u>Actual Occupied</u>
One (1) Bedroom Apartment With Kitchen	3	\$30,600.00	\$30,600.00
One (1) Bedroom Apartment With Out Kitchen	9	\$81,000.00	\$27,000.00

Operating Income

<u>July 1,2011 - July 1,2012</u>	<u>Actual</u>		
Scheduled Gross Annual Income	3	\$30,600.00	\$30,600.00
Actual Gross Annual With Out Income	9	\$81,000.00	\$27,000.00

Operating Expenses

<u>July 1,2011 - July 1,2012</u>		<u>% Of Annual Scheduled Gross Income</u>
Taxes	\$3,790	0.033%
Insurance	\$3,300	0.295%
Utilities - Water & Sewer	\$2,700	0.024%
Utilities - Gas & Electric	\$11,000	0.098%
Licensing & Permits	\$150	0.001%
Repairs & Maintenance	\$1,000	0.008%
Replacement Reserve	\$1,152	0.103%
Snow Removal	\$75 (per snow)	0.000%
Lanscaping	\$500	0.004%
Garbage	\$900	0.008%
Total Expenses	\$24,567	0.5659%
Net Operating Income	\$33,033	

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Rent Roll

Rent Roll As of July 1, 2012

105 North Black Horse Pike

<u>Unit</u>	<u>Type</u>	<u>SF</u>	<u>Current Rent</u>
101	One Bedroom w/Kitchen	550	\$850
201	One Bedroom w/Kitchen	550	\$850
301	One Bedroom w/Kitchen	550	\$850
102	One Bedroom	350	\$750
204	One Bedroom	350	\$750
305	One Bedroom	350	\$750
Total Monthly Income			\$4,800
Total Annual Income			\$57,600

*Leases are month to month

Utilities Breakdown

	<u>Gas Heat</u>	<u>Electric</u>	<u>Gas Hot Water</u>	<u>Cable & More</u>
<u>105 North Black Horse Pike</u>	Owner	Owner	Owner	Tenant

Regional Analysis

Camden County is located in the Southwestern part of New Jersey. It encompasses 222 square miles mostly of flat and rolling terrain. There is a large network of highways in Camden County, which provides intra and interstate access to employment centers. There is local in manufacturing, retail trades, offices, hospitals, medical practices, colleges and service establishments. Some of the County's major employers are Campbell Soup Company, Alliance Data Systems, Arch America, West Jersey/Virtua Hospital Health System, The Cooper Health System, Kennedy Health System L3 Communications and Rutgers University.

The area has access to Interstate Highways 676, 76, 295 and 95, US Routes 130 and 30 and State highways 70 and 38. Route 295 is less than one mile from the property and all of these highways are within a few miles. Mass Transit is in the area which includes bus service, the new Southern New Jersey Light Rail Transit System and the PATCO High Speed Line with service into Philadelphia. Philadelphia is approximately nine (9) miles to the west and is accessible via Rt. 295 to Route 676 or via public transportation.

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