

# BURLINGTON PORTFOLIO

Burlington, New Jersey

EXCLUSIVE OFFERING MEMORANDUM

16 SINGLE FAMILY HOMES  
2 TWO FAMILY HOMES



113 Barclay street



348 Barclay street



354 Barclay street



311 York street



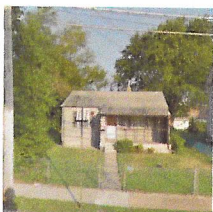
313 York street



319 York street



514 Washington street



522 Washington street



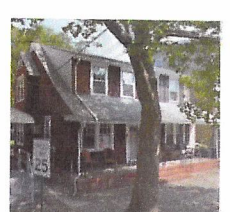
229 East Broad street



350 East Broad street



106 Juniper street



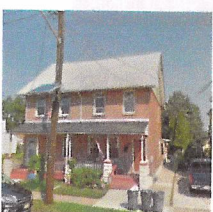
253 West Union street



459 Wood street



728 Lincoln avenue



939 Bordentown road



457 A/B Locust avenue two family



421 A/B Lawrence street two family



122 Stacy court

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### Property Address:

Unit Type	# of Units
113 Barclay	1
348 Barclay	1
106 Juniper	1
253 W Union	1
459 Wood	1
939 Bordentown	1
354 Barclay	1
514 Washington	1
319 York	1
311 York	1
313 York	1
728 Lincoln	1
229 E Broad	1
522 Washington	1
457-A & B Locust	2
421-A & B Lawrence	2
122 Stacy	1
350 E Broad	1

### Property Description:

The portfolio consists of 18 buildings with 20 residential units.

### Unit Mix:

Unit Type	# of Units
One Bedrooms	1
Two Bedrooms	5
Three Bedrooms	10
Four Bedrooms	1
Five Bedrooms	3
<b>Total</b>	<b>20</b>

### Property Highlights:

- Properties are very near each other
- All properties have been partially renovated
- Tenants pay all utilities including water and sewer
- No rent control
- Upside in the rents

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## PRO-FORMA INCOME AND EXPENSE STATEMENT

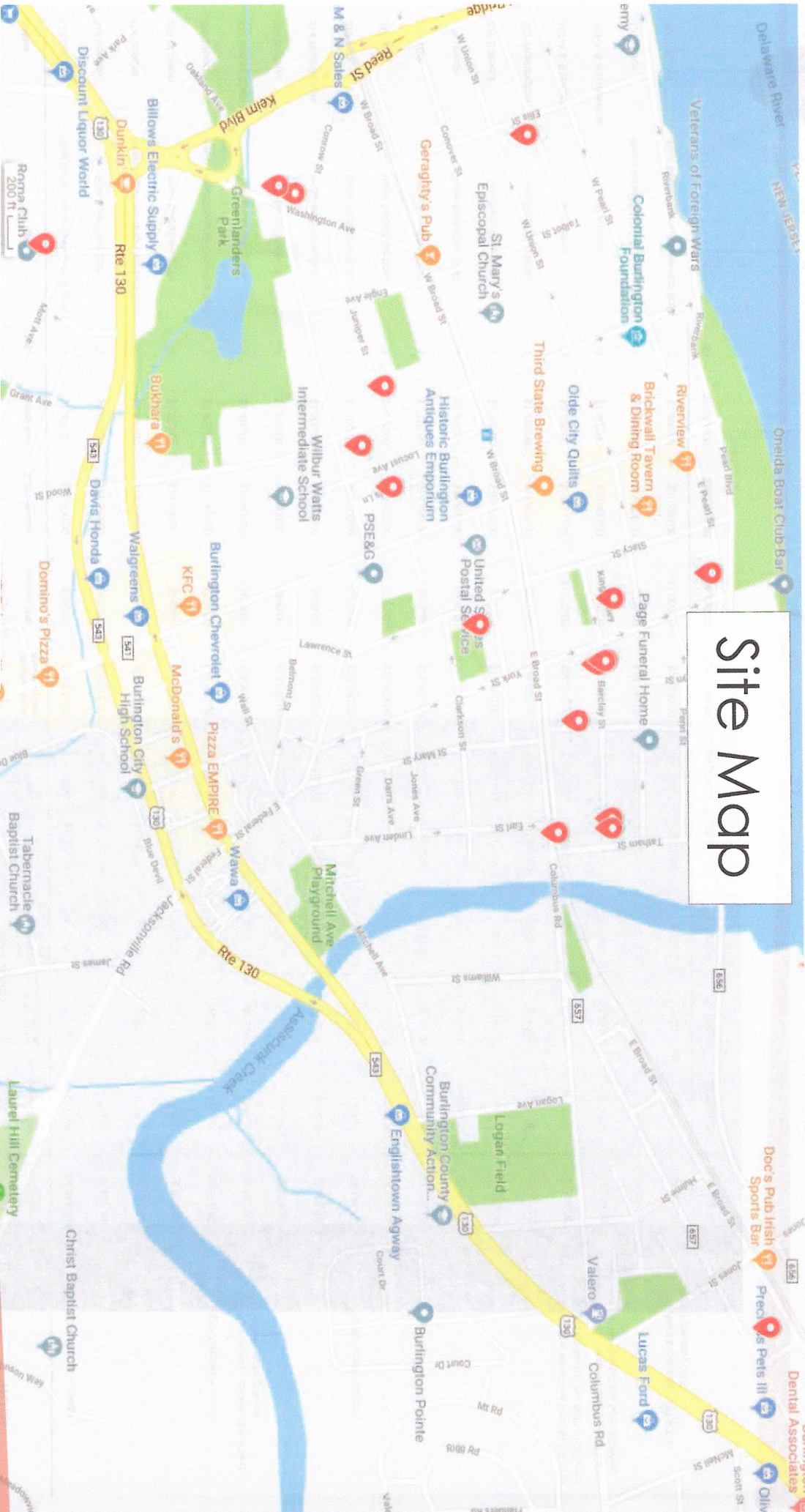
### RENT ROLL

Address	Unit Type	Apts.	Monthly Rent	Annual Income	INCOME			EXPENSES					NOI	NOTES
					Vacancy (5%)	Effective Gross Annual Income	Taxes	Insurance	Repairs and Maintenance (\$350/unit)	Replacement Reserves (\$150/unit)	Management (4%)	Total Expenses		
113 Barclay	Five Beds/One and One-Half Bath	1	\$1,300.00	\$15,600.00	-\$780.00	\$14,820.00	\$3,950.00	\$1,303.00	\$350.00	\$150.00	\$592.80	\$6,345.80	\$9,474.20	\$200/month - upside
348 Barclay	Five Beds/One Bath	1	\$1,650.00	\$19,800.00	-\$990.00	\$18,810.00	\$4,707.00	\$1,141.00	\$350.00	\$150.00	\$752.40	\$7,100.40	\$11,709.60	
106 Juniper	Three Beds/One and One-Half Bath	1	\$1,575.00	\$18,900.00	-\$945.00	\$17,955.00	\$4,823.00	\$1,242.00	\$350.00	\$150.00	\$718.20	\$7,283.20	\$10,671.80	
253 W Union	Three Beds/One Bath	1	\$1,575.00	\$18,900.00	-\$945.00	\$17,955.00	\$3,890.00	\$702.00	\$350.00	\$150.00	\$718.20	\$5,810.20	\$12,144.80	
459 Wood	Three Beds/One and One-Half Bath	1	\$1,450.00	\$17,400.00	-\$870.00	\$16,530.00	\$3,774.00	\$996.00	\$350.00	\$150.00	\$661.20	\$5,931.20	\$10,598.80	\$50-75/month - upside
939 Bordenlown	Two Beds/One Bath	1	\$1,450.00	\$17,400.00	-\$870.00	\$16,530.00	\$4,497.00	\$1,324.00	\$350.00	\$150.00	\$661.20	\$6,982.20	\$9,547.80	\$50/month - upside; detached commercial garage
354 Barclay	Five Beds/One Bath	1	\$1,650.00	\$19,800.00	-\$990.00	\$18,810.00	\$4,617.00	\$800.00	\$350.00	\$150.00	\$752.40	\$6,649.40	\$12,140.60	
514 Washington	Three Beds/One Bath	1	\$1,500.00	\$18,000.00	-\$900.00	\$17,100.00	\$4,445.00	\$976.00	\$350.00	\$150.00	\$684.00	\$6,605.00	\$10,495.00	
319 York	Three Beds/One Bath	1	\$1,100.00	\$13,200.00	-\$660.00	\$12,540.00	\$1,971.00	\$1,174.15	\$350.00	\$150.00	\$501.60	\$4,146.75	\$8,393.25	\$200/month - upside
311 York	Three Beds/One Bath	1	\$1,325.00	\$15,900.00	-\$795.00	\$15,105.00	\$2,102.00	\$1,288.20	\$350.00	\$150.00	\$604.20	\$4,444.40	\$10,660.60	
313 York	Three Beds/One Bath	1	\$1,350.00	\$16,200.00	-\$810.00	\$15,390.00	\$2,676.00	\$884.00	\$350.00	\$150.00	\$615.60	\$4,675.60	\$10,714.40	
728 Lincoln	Three Beds/One Bath	1	\$1,400.00	\$16,800.00	-\$840.00	\$15,960.00	\$4,555.00	\$655.00	\$350.00	\$150.00	\$638.40	\$4,528.40	\$9,431.60	
229 E Broad	Two Beds/One Bath	1	\$1,500.00	\$18,000.00	-\$900.00	\$17,100.00	\$3,845.00	\$1,116.00	\$350.00	\$150.00	\$684.00	\$6,145.00	\$10,955.00	
522 Washington	Two Beds/One Bath	1	\$1,450.00	\$17,400.00	-\$870.00	\$16,530.00	\$3,789.00	\$549.00	\$350.00	\$150.00	\$611.20	\$5,499.20	\$11,030.80	
457-A & B Locust	See notes	2	\$2,325.00	\$27,900.00	-\$1,395.00	\$26,505.00	\$4,355.00	\$993.00	\$700.00	\$300.00	\$1,060.20	\$7,408.20	\$19,096.80	A: One Bed/One Bath \$1,050/mo B: Two Beds/One Bath \$1,275/mo
421-A & B Lawrence	See notes	2	\$1,700.00	\$20,400.00	-\$1,020.00	\$19,380.00	\$3,197.00	\$1,366.00	\$700.00	\$300.00	\$775.20	\$4,338.20	\$13,041.80	A: Three Beds/One Bath \$950/mo B: Two Beds/One Bath \$700/mo
122 Stacy	Three Beds/One and One-Half Bath	1	\$1,600.00	\$19,200.00	-\$960.00	\$18,240.00	\$3,250.00	\$1,100.00	\$350.00	\$150.00	\$729.60	\$5,579.60	\$12,660.40	
350 E Broad	Four Beds/One and One-Half Bath	1	\$1,800.00	\$21,600.00	-\$1,080.00	\$20,520.00	\$2,263.00	\$972.00	\$350.00	\$150.00	\$820.80	\$4,555.80	\$15,964.20	Rent increases to \$1,900 in February 2020
		20	\$27,700.00	\$332,400.00	-\$16,620.00	\$315,780.00	\$66,686.00	\$18,731.35	\$7,000.00	\$3,000.00	\$12,631.20	\$108,048.55	\$207,731.45	

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Site Map

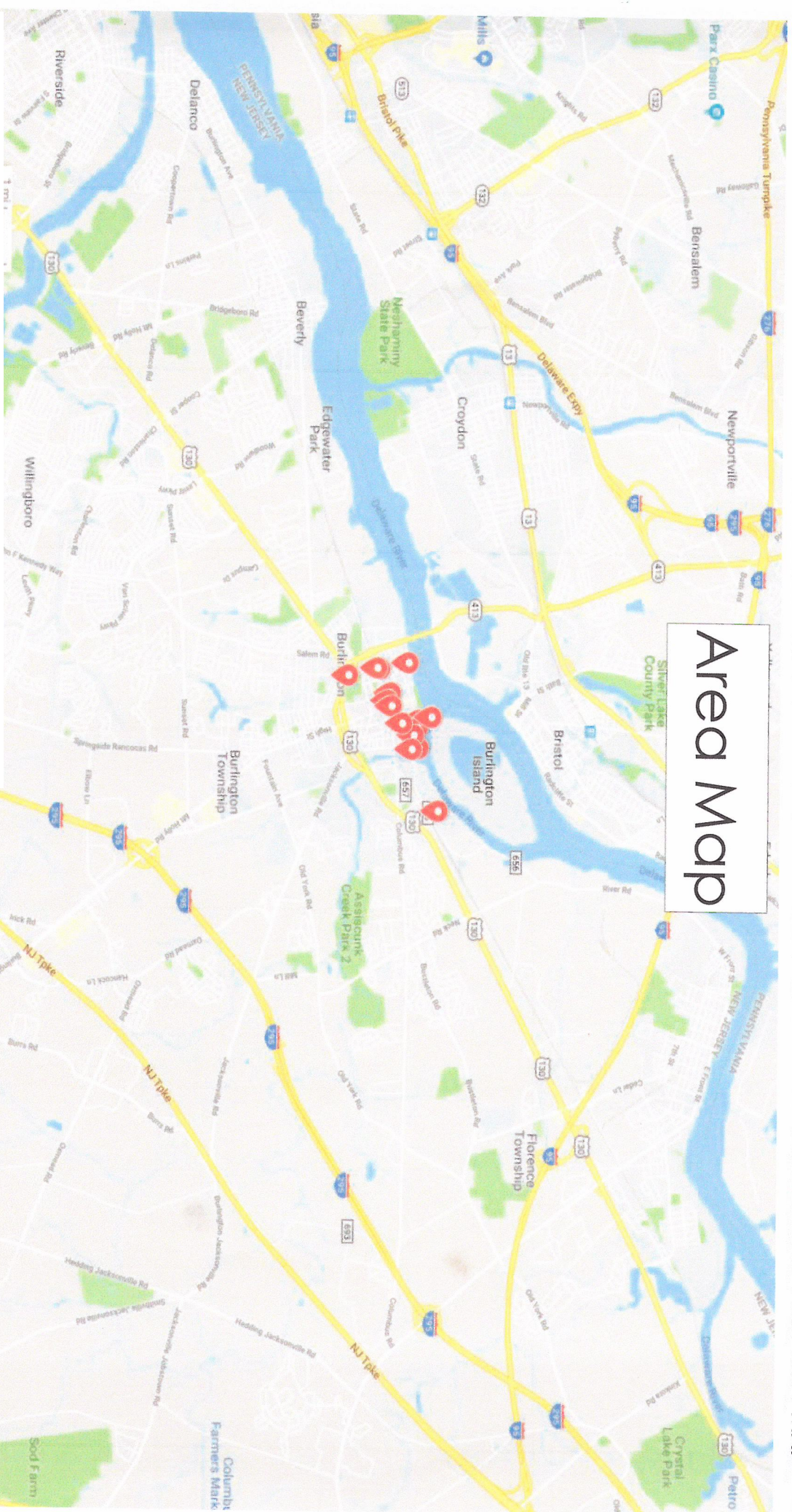


PROPERTY MAP

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Area Map



PROPERTY MAP

