

Collingswood Portfolio

15-21 E Browning Rd & 18-24 Pacific Ave, Collingswood, NJ 08108



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SECTION 1

Property Information

OFFERING SUMMARY

PROPERTY SUMMARY

INTERIOR PHOTOS

REGIONAL MAP

LOCAL MAP

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OFFERING SUMMARY



Listing Price
\$2,150,000



Cap Rate
6.98%



of Units
17

FINANCIAL

Listing Price	\$2,150,000
Down Payment	30% / \$645,000
NOI	\$150,160
Cap Rate	6.98%
Total Return	7.62%
Pro Forma Cap Rate	8.34%
Price/Unit	\$126,471



PROPERTY SUMMARY // Collingswood Portfolio

PROPERTY DESCRIPTION

The Collingswood Portfolio is a 17-unit apartment portfolio spread out over two buildings located in Collingswood, NJ. The addresses are 15-21 E Browning (8 units) and 18-24 Pacific Ave (9 units). The buildings are located a quarter of a mile from each other and contain 17 one-bedroom units total. The properties have been kept in good condition due to the owner's keen attention to detail over the past ten years of ownership.

The Borough of Collingswood is home to more than 14,000 people and is located in the highly desirable and densely populated South New Jersey market. The property is situated right off Haddon Ave which is the main road in town and provides easy access to the many nearby restaurants and stores in Downtown Collingswood. The Collingswood Train Station is located close by and provides westbound service to Philadelphia and eastbound to Lindenwold.

The Property represents a rare opportunity to acquire an apartment community in the highly desirable South Jersey rental market. The market average for competing one-bedrooms (\$1,506) in the submarket is 12.3% greater than the average rents of the Collingswood Portfolio. The below-market rents allow for investors to come in and make renovations to see a substantial growth in rents.

PROPERTY HIGHLIGHTS

- 17 Units in Desirable Collingswood, NJ
- Large One-Bedroom Apartments, Many Apartments are 700+ Sq. Ft.
- Value-Add Potential, Half of the Units Renting Significantly Under
- Market Ample Off-Street Parking for Tenants



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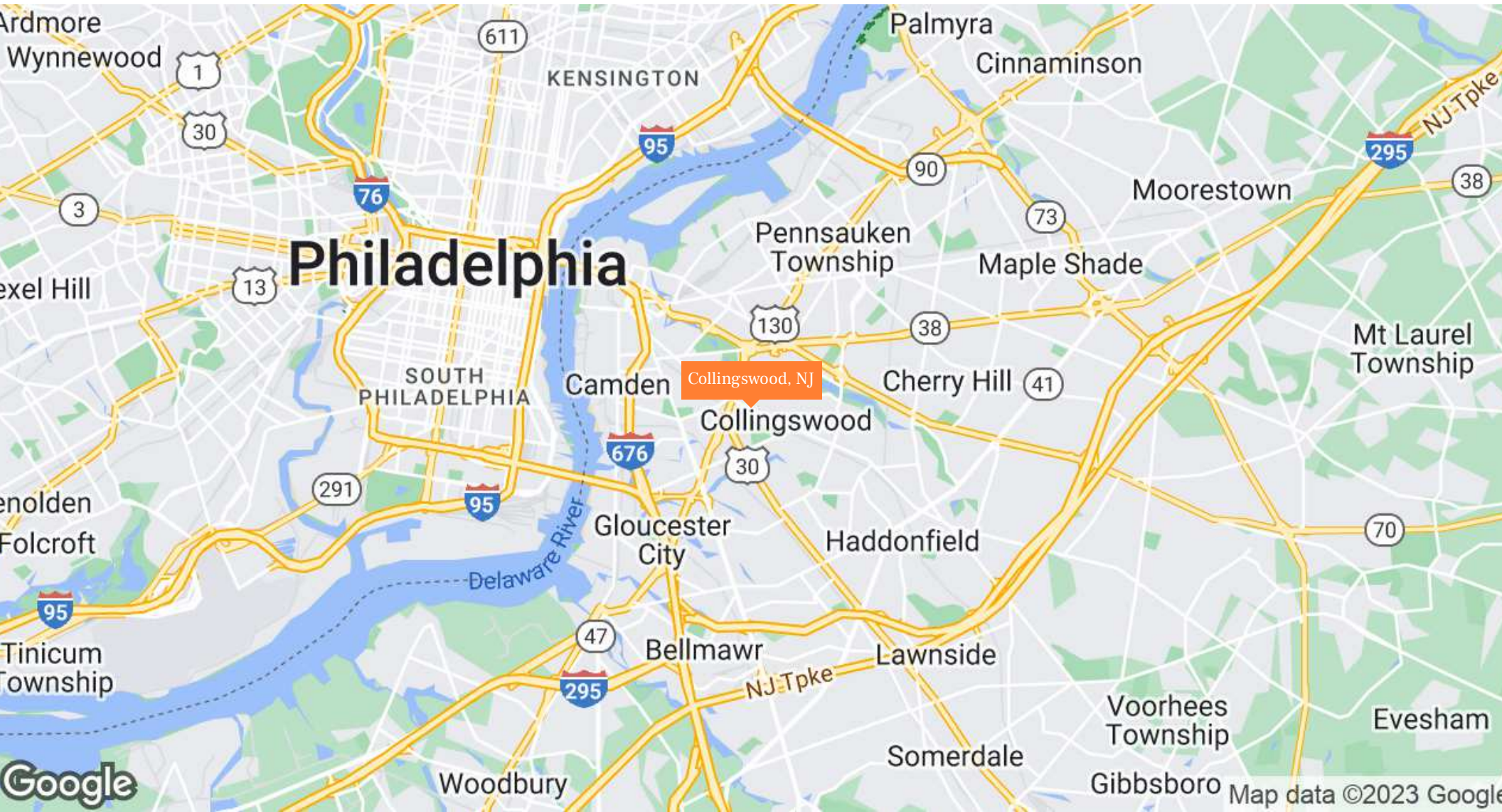
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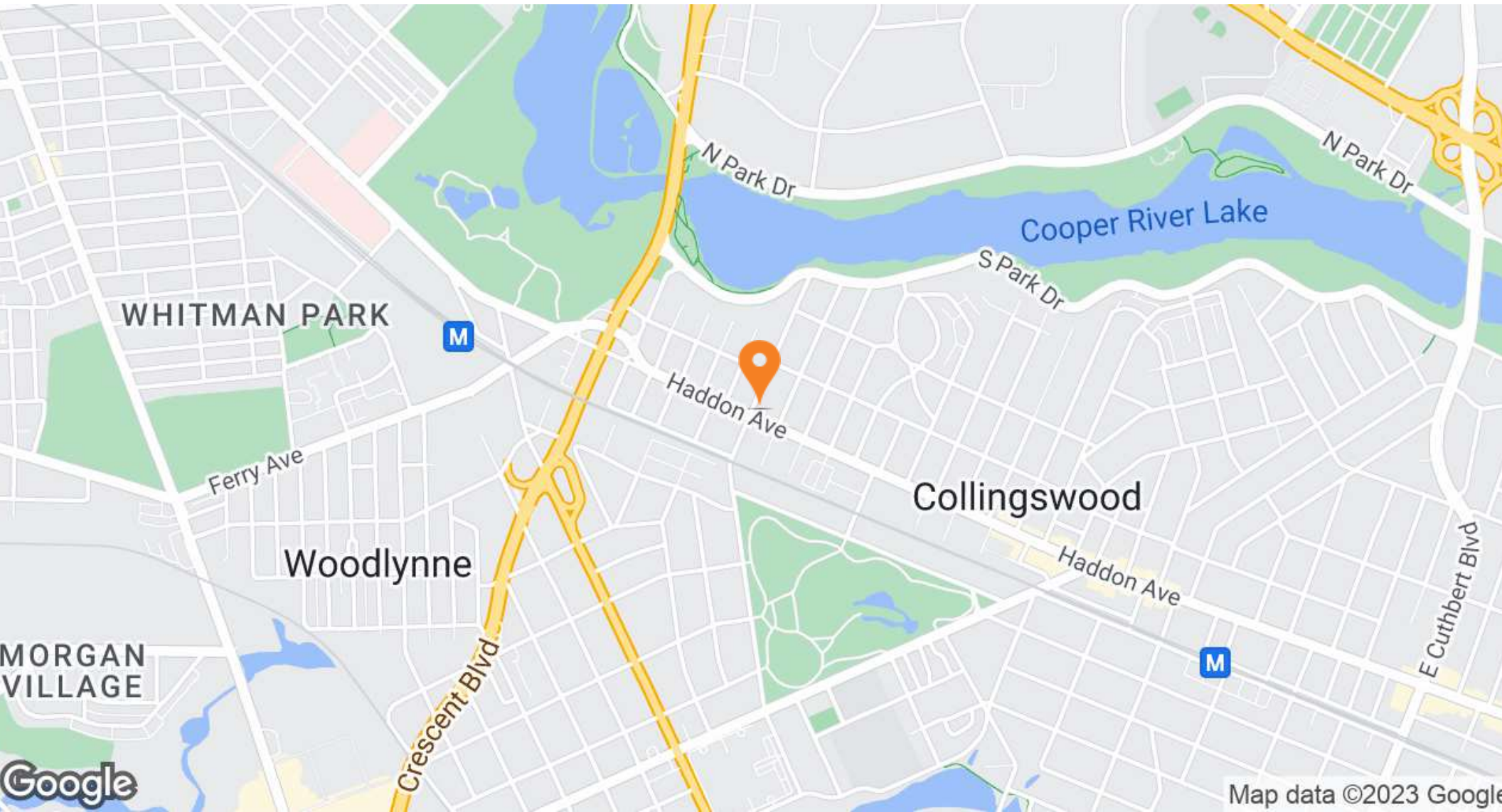


Collingswood Portfolio // INTERIOR PHOTOS



REGIONAL MAP // Collingswood Portfolio





SECTION 2

Financial Analysis

FINANCIAL DETAILS

Marcus & Millichap

Collingswood Portfolio // FINANCIAL DETAILS

As of November,2023

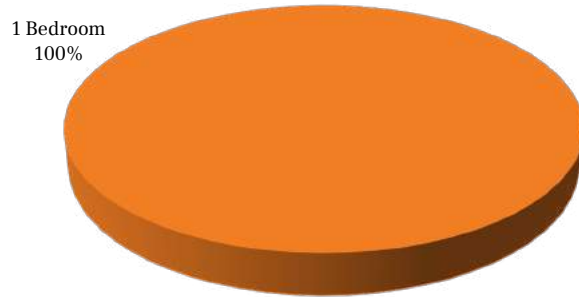
UNIT	UNIT TYPE	Square Feet	SCHEDULED	SCHEDULED	POTENTIAL	POTENTIAL
			Rent / Month	Rent / SF/ Month	Rent / Month	Rent/ SF/ Month
B-15A	1 Bedroom 1 Bath	505	\$1,518	\$3.01	\$1,518	\$3.01
B-15B	1 Bedroom 1 Bath	550	\$925	\$1.68	\$1,518	\$2.76
B-17A	1 Bedroom 1 Bath	505	\$1,080	\$2.14	\$1,518	\$3.01
B-17B	1 Bedroom 1 Bath	550	\$1,080	\$1.96	\$1,518	\$2.76
B-19A	1 Bedroom 1 Bath	505	\$1,200	\$2.38	\$1,518	\$3.01
B-19B	1 Bedroom 1 Bath	550	\$1,518	\$2.76	\$1,518	\$2.76
B-21A	1 Bedroom 1 Bath	505	\$1,080	\$2.14	\$1,518	\$3.01
B-21B	1 Bedroom 1 Bath	550	\$1,518	\$2.76	\$1,518	\$2.76
P-18A	1 Bedroom 1 Bath	750	\$1,518	\$2.02	\$1,518	\$2.02
P-18B	1 Bedroom 1 Bath	750	\$1,518	\$2.02	\$1,518	\$2.02
P-20A	1 Bedroom 1 Bath	750	\$1,518	\$2.02	\$1,518	\$2.02
P-20B	1 Bedroom 1 Bath	750	\$975	\$1.30	\$1,518	\$2.02
P-22A	1 Bedroom 1 Bath	750	\$1,200	\$1.60	\$1,518	\$2.02
P-22B	1 Bedroom 1 Bath	750	\$1,518	\$2.02	\$1,518	\$2.02
P-24A	1 Bedroom 1 Bath	750	\$1,518	\$2.02	\$1,518	\$2.02
P-24B	1 Bedroom 1 Bath	750	\$1,260	\$1.68	\$1,518	\$2.02
P-24C	1 Bedroom 1 Bath	750	\$1,518	\$2.02	\$1,518	\$2.02
Total		10,970	\$22,462	\$2.05	\$25,806	\$2.35

FINANCIAL DETAILS // Collingswood Portfolio

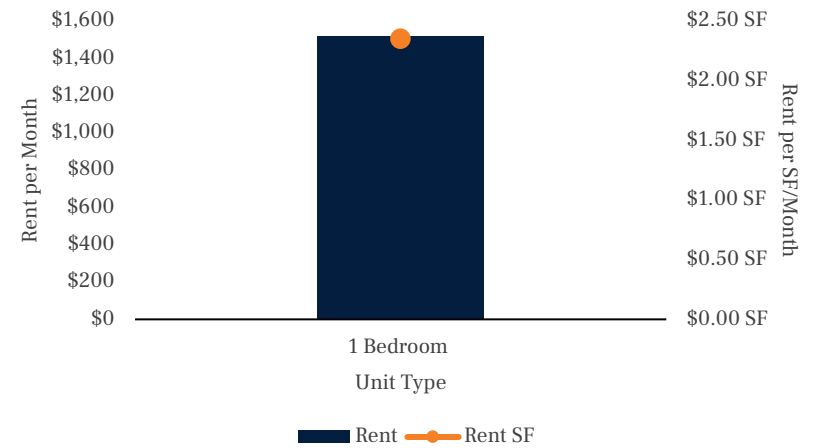
UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	SCHEDULED			POTENTIAL		
				AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
1 Bedroom 1 Bath	17	645	\$925 - \$1,518	\$1,321	\$2.05	\$22,462	\$1,518	\$2.35	\$25,806
TOTALS/WEIGHTED AVERAGE	17	645		\$1,321	\$2.05	\$22,462	\$1,518	\$2.35	\$25,806

GROSS ANNUALIZED RENTS	\$269,544	\$309,672
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Unit Distribution



Unit Rent



Collingswood Portfolio // FINANCIAL DETAILS

INCOME	Current		Year 1	NOTES	PER UNIT	PER SF
Rental Income						
Gross Potential Rent	309,672		309,672		18,216	24.19
Loss / Gain to Lease	(40,128)	13.0%	(7,742)	2.5%	(455)	(0.60)
Gross Scheduled Rent	269,544		301,930		17,761	23.59
Physical Vacancy	(13,477)	5.0%	(15,097)	5.0%	(888)	(1.18)
TOTAL VACANCY	(\$13,477)	5.0%	(\$15,097)	5.0%	(\$888)	(\$1)
EFFECTIVE GROSS INCOME	\$256,067		\$286,834		\$16,873	\$22.41
EXPENSES						
Real Estate Taxes	39,447		39,447		2,320	3.08
Insurance	9,350		9,350	[1]	550	0.73
Utilities - Electric	2,000		2,000		118	0.16
Utilities - Water & Sewer	9,156		9,156		539	0.72
Trash Removal	4,250		4,250	[2]	250	0.33
Repairs & Maintenance	10,200		10,200	[3]	600	0.80
Landscaping & Snow Removal	3,400		3,400	[4]	200	0.27
Turnover	5,100		5,100	[5]	300	0.40
General & Administrative	1,700		1,700	[6]	100	0.13
Misc. Expenses	3,400		3,400	[7]	200	0.27
Operating Reserves	5,100		5,100	[8]	300	0.40
Management Fee	12,803	5.0%	14,342	5.0%	844	1.12
TOTAL EXPENSES	\$105,906		\$107,445		\$6,320	\$8.39
EXPENSES AS % OF EGI	41.4%		37.5%			
NET OPERATING INCOME	\$150,160		\$179,389		\$10,552	\$14.01

Notes and assumptions to the above analysis are on the following page.

NOTES TO OPERATING STATEMENT

- [1] Insurance has been estimated using an industry standard of \$550 per unit.
- [2] Trash Removal has been estimated using an industry standard of \$250 per unit.
- [3] Repairs & Maintenance has been estimated using an industry standard of \$600 per unit.
- [4] Landscaping & Snow Removal has been estimated using an industry standard of \$200 per unit.
- [5] Turnover has been estimated using an industry standard of \$300 per unit.
- [6] General & Administrative has been estimated using an industry standard of \$100 per unit.
- [7] Misc. Expenses has been estimated using an industry standard of \$200 per unit.
- [8] Operating Reserves has been estimated using an industry standard of \$300 per unit.

Collingswood Portfolio // FINANCIAL DETAILS

SUMMARY

Price	\$2,150,000	
Down Payment	\$645,000	30%
Number of Units	17	
Price Per Unit	\$126,471	
Price Per SqFt	\$195.99	
Rentable SqFt	10,970	
Lot Size	0.00 Acres	
Approx. Year Built	0	

RETURNS

	Current	Year 1	Reno
CAP Rate	6.98%	8.34%	11.00%
GRM	7.98	7.12	6.30
Cash-on-Cash	5.12%	9.65%	12.33%
Debt Coverage Ratio	1.28	1.53	1.70

FINANCING

	1st Loan
Loan Amount	\$1,505,000
Loan Type	New
Interest Rate	6.75%
Amortization	30 Years
Year Due	2031

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative for more information.

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
17	1 Bedroom	645	\$1,321	\$1,518

OPERATING DATA

INCOME

		Current		Year 1
Gross Scheduled Rent		\$269,544		\$301,930
Less: Vacancy/Deductions	5.0%	\$13,477	5.0%	\$15,097
Total Effective Rental Income		\$256,067		\$286,834
Other Income		\$0		\$0
Effective Gross Income		\$256,067		\$286,834
Less: Expenses	41.4%	\$105,906	37.5%	\$107,445
Net Operating Income		\$150,160		\$179,389
Cash Flow		\$150,160		\$179,389
Debt Service		\$117,137		\$117,137
Net Cash Flow After Debt Service	5.12%	\$33,024	9.65%	\$62,252
Principal Reduction		\$16,130		\$17,253
TOTAL RETURN	7.62%	\$49,153	12.33%	\$79,505

EXPENSES

	Current	Year 1
Real Estate Taxes	\$39,447	\$39,447
Insurance	\$9,350	\$9,350
Utilities - Electric	\$2,000	\$2,000
Utilities - Water & Sewer	\$9,156	\$9,156
Trash Removal	\$4,250	\$4,250
Repairs & Maintenance	\$10,200	\$10,200
Landscaping & Snow Removal	\$3,400	\$3,400
Turnover	\$5,100	\$5,100
General & Administrative	\$1,700	\$1,700
Misc. Expenses	\$3,400	\$3,400
Operating Reserves	\$5,100	\$5,100
Management Fee	\$12,803	\$14,342
TOTAL EXPENSES	\$105,906	\$107,445
Expenses/Unit	\$6,230	\$6,320
Expenses/SF	\$9.65	\$9.79

SECTION 3

Lease Comparables

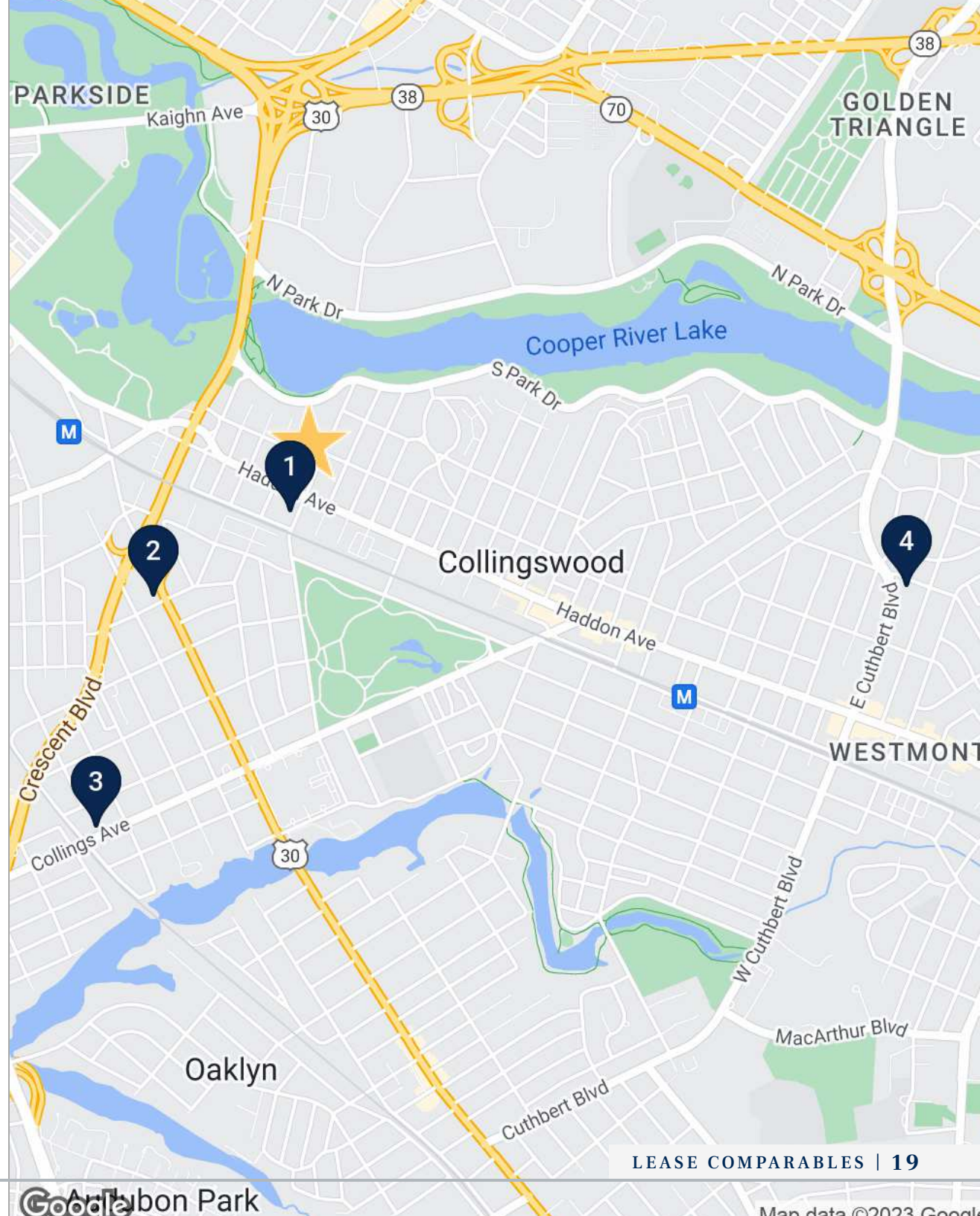
RENT COMPS MAP

RENT COMPS

Marcus & Millichap



RENT COMPS MAP

-  Collingswood Portfolio
-  1 9 W Browning Rd
-  2 Oak Woods
-  3 Beth Gardens
-  4 Haddon Crossing Apartments



RENT COMPS // Collingswood Portfolio

★ Collingswood Portfolio
15 E Browning Rd, Collingswood, NJ 08108

 17 Units |  95% Total Occupancy



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bedroom	17	100.0	645	\$1,321	\$2.05
TOTAL/AVG	17	100%	645	\$1,321	\$2.05

1 9 W Browning Rd
Collingswood, NJ 08108

 18 Units



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed 1 Bath	14	100	750	\$1,550	\$2.07
TOTAL/AVG	14	100%	750	\$1,550	\$2.07

Tenant pays heat and electric. Owner pays water, sewer and trash.

Collingswood Portfolio // RENT COMPS

2 Oak Woods
198 White Horse Pike, Collingswood, NJ 08107

 25 Units



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed 1 Bath	15	100	600	\$1,475	\$2.46
TOTAL/AVG	15	100%	600	\$1,475	\$2.46

Tenant pays electric and heat. Owner pays water, sewer and trash.

3 Beth Gardens
1025 Collings Ave, Oaklyn, NJ 08107

 20 Units



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed 1 Bath	12	100	600	\$1,450	\$2.42
TOTAL/AVG	12	100%	600	\$1,450	\$2.42

Tenant pays electric and heat. Owner pays water, sewer and trash removal.

RENT COMPS // Collingswood Portfolio

4 **Haddon Crossing Apartments**
114 E Cuthbert Blvd, Haddon Township, NJ 08108

 80 Units



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed 1 Bath	16	100	700	\$1,550	\$2.21
TOTAL/AVG	16	100%	700	\$1,550	\$2.21

Tenant pays heat and electric. Owner pays water, sewer and trash removal.

SECTION 4

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

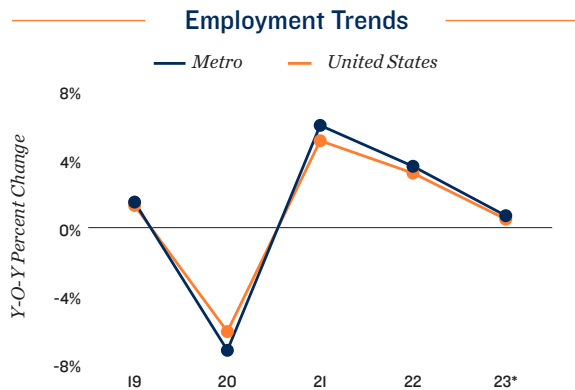
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PHILADELPHIA METRO AREA

Demand Sustained in New Jersey, While Record Supply Inflows Add Short-Term Pressure Downtown

Eastern suburbs aided by a minimal construction pipeline. Since the opening quarter of 2020, the Camden-Cherry Hill and Gloucester County areas have noted few apartment additions, despite ranking as two of the metro’s tightest submarkets. Offering lower average rents than downtown and proximity to the city center, these areas appeal to a diverse renter pool that is supporting below-average unit availability across property classes. Though tightening consumer budgets amid slowing household income growth lead to expanding availability across the metro, fundamentals in these submarkets should register minimal adjustments as a reduced local development pipeline is sustained through the end of 2023. Furthermore, continued supply constraints and below-average availability likely help these eastern suburbs build off their more than 10 percent year-over-year rent growth rates noted in the first quarter.

Robust inventory gains affecting fundamentals. The metro welcomes its largest delivery slate on record this year. Of the amplified pipeline, roughly one-quarter of new units come online in the City Center. A second straight year of more than 2,000 additions may add short-term pressure to an already expanding vacancy rate here, entering the second quarter at 5.7 percent. Conversely, of what would be a record inventory gain in North Montgomery County, the more than 800 units slated to deliver this year should be well received. A Class A availability rate more than 100 basis points below the segment mean indicates strong demand for luxury apartments here.



Multifamily 2023 Outlook



20,000
JOBS
will be created

EMPLOYMENT:

Robust hiring efforts ease this year, after more than 100,000 jobs were created in both 2021 and 2022. The manufacturing job count came within 1 percent of its year-end 2019 mark in March, and is on track to exceed this count by December.



8,500
UNITS
will be completed

CONSTRUCTION:

This year’s record delivery count exceeds the previous high set in 2020 by roughly 1,800 units. Of these openings, which equate to 2.1 percent of the metro’s existing inventory, about one-third will be in Northeast and Northwest Philadelphia.



110
BASIS POINT
increase in vacancy

VACANCY:

Curbed consumer sentiment amid economic uncertainty, paired with record inventory growth, result in continued vacancy expansion in 2023. This brings the metro’s availability rate to 4.9 percent by year-end.



1.2%
INCREASE
in effective rent

RENT:

A 10-year high vacancy rate results in minimal rent growth this year. The uptick will be Philadelphia’s smallest growth rate in a decade, lifting the market’s average effective rent to \$1,774 per month.

1Q 2023 - 12-Month Period

CONSTRUCTION

6,312 units completed

- Builders added nearly 1,800 units during the first three months of 2023, the metro’s largest quarterly supply injection in more than two years.
- Approximately 2,400 units were added to Philadelphia’s City Center over the previous 12-month span ended in March. The submarket’s 5.7 percent inventory growth rate was its fastest pace on record.

VACANCY

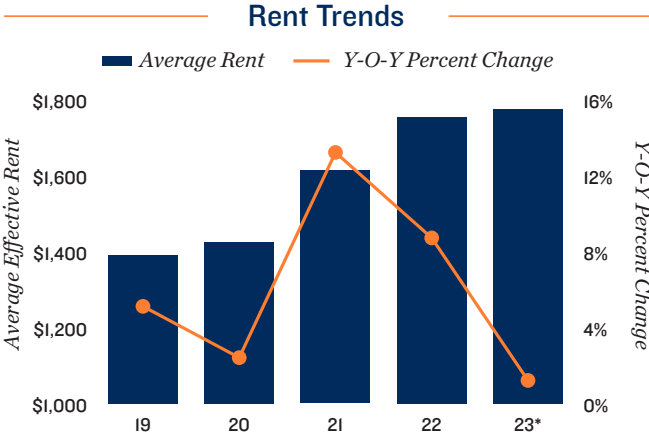
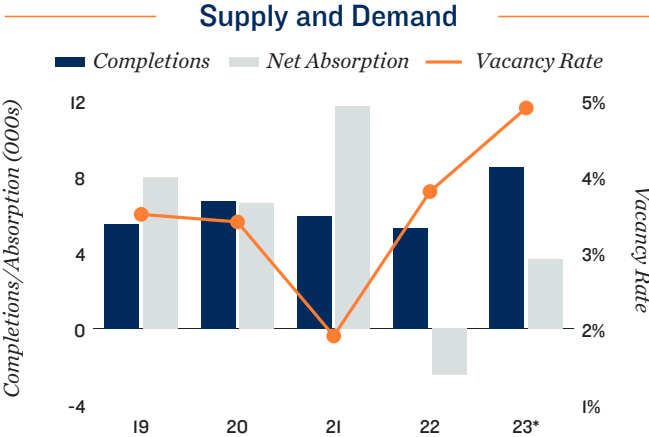
250 basis point increase in vacancy Y-O-Y

- After hitting a record low of 1.7 percent in the first quarter of 2022, the metro’s vacancy rate rose by the quickest annual pace since 2007. This pushed the rate to 4.2 percent, its highest point since before the pandemic.
- Gloucester County’s 2.8 percent vacancy rate entering the second quarter is supported by the metro’s tightest Class A and C availability rates.

RENT

6.3% increase in the average effective rent Y-O-Y

- Rent growth tapered from notable gains last year. Negative net absorption from April of last year to March 2023 brought the rate to \$1,749 per month.
- The Newark, Outer Wilmington, Camden-Cherry Hill and Gloucester County submarkets achieved double-digit rental rate gains over the yearlong period. Of the metro’s 16 submarkets, these were the only to do so.



* Forecast ** Through 1Q
Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.

MARKET OVERVIEW // Collingswood Portfolio

Investment Highlights

- Notable interest rate hikes from the Federal Reserve quickly reduced trading activity starting in the second half of last year. As a result, deal flow in Philadelphia during the first quarter of 2023 accounted for less than 15 percent of transactions during the yearlong period beginning April 2022. Nevertheless, the Fed may pause rate hikes in the ensuing quarters, which would help investors solidify financing strategies and aid deal flow throughout the Philadelphia metro.
- Institutional investors contributed to an uptick in Class A trades over the 12-month period ending in March. However, buyer-seller expectation gaps and debt cost challenges since the latter half of 2022 curbed this trade variety. Of these upper-tier trades that occurred earlier on in 2022, a large portion were accounted for by buyers targeting 150- to 400-unit assets well dispersed throughout the metro's close-in suburbs.
- Transactions in Northeast Philadelphia near Kensington are gaining popularity from buyers targeting sub-50-unit assets below the \$10 million threshold. Those looking to deploy additional capital are actively targeting multi-property portfolios, quickly expanding their local footprints.



* Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.

Collingswood Portfolio // DEMOGRAPHICS

POPULATION	1 Mile	2 Miles	3 Miles
2027 Projection			
Total Population	17,635	85,517	168,085
2022 Estimate			
Total Population	17,728	85,893	168,679
2010 Census			
Total Population	17,937	87,438	171,337
2000 Census			
Total Population	18,504	88,475	172,983
Daytime Population			
2022 Estimate	17,429	68,912	154,334
HOUSEHOLDS			
2027 Projection			
Total Households	7,972	32,493	61,436
2022 Estimate			
Total Households	7,971	32,478	61,364
Average (Mean) Household Size	2.2	2.6	2.7
2010 Census			
Total Households	7,969	32,542	61,326
2000 Census			
Total Households	7,857	32,245	61,016
Growth 2022-2027	0.0%	0.0%	0.1%
HOUSING UNITS			
Occupied Units			
2027 Projection	8,732	35,836	67,458
2022 Estimate	8,734	35,904	67,485
Owner Occupied	3,634	17,002	35,108
Renter Occupied	4,337	15,477	26,257
Vacant	763	3,426	6,121
Persons in Units			
2022 Estimate Total Occupied Units	7,971	32,478	61,364
1 Person Units	38.4%	30.2%	29.0%
2 Person Units	30.6%	27.7%	27.2%
3 Person Units	13.5%	16.0%	16.3%
4 Person Units	9.7%	13.3%	13.9%
5 Person Units	4.5%	6.8%	7.3%
6+ Person Units	3.2%	6.1%	6.3%

HOUSEHOLDS BY INCOME	1 Mile	2 Miles	3 Miles
2022 Estimate			
\$200,000 or More	7.9%	5.4%	6.5%
\$150,000-\$199,999	7.0%	5.6%	6.2%
\$100,000-\$149,999	15.3%	13.7%	14.7%
\$75,000-\$99,999	12.8%	11.2%	11.5%
\$50,000-\$74,999	15.3%	15.0%	15.1%
\$35,000-\$49,999	10.0%	11.2%	10.8%
\$25,000-\$34,999	9.3%	10.3%	9.4%
\$15,000-\$24,999	10.1%	11.4%	10.8%
Under \$15,000	12.4%	16.0%	15.0%
Average Household Income	\$92,458	\$78,670	\$84,786
Median Household Income	\$62,104	\$51,413	\$56,160
Per Capita Income	\$41,764	\$29,815	\$31,103
POPULATION PROFILE			
Population By Age			
2022 Estimate Total Population	17,728	85,893	168,679
Under 20	22.7%	28.3%	27.8%
20 to 34 Years	22.0%	22.1%	21.9%
35 to 39 Years	7.9%	7.3%	7.0%
40 to 49 Years	12.4%	11.9%	12.0%
50 to 64 Years	18.6%	16.9%	17.6%
Age 65+	16.2%	13.5%	13.6%
Median Age	38.2	34.8	35.2
Population 25+ by Education Level			
2022 Estimate Population Age 25+	12,714	55,987	110,481
Elementary (0-8)	3.5%	7.6%	7.5%
Some High School (9-11)	5.5%	10.1%	10.0%
High School Graduate (12)	25.9%	31.0%	31.3%
Some College (13-15)	20.4%	19.8%	18.8%
Associate Degree Only	7.3%	6.3%	6.3%
Bachelor's Degree Only	23.6%	16.9%	16.9%
Graduate Degree	13.9%	8.4%	9.2%
Population by Gender			
2022 Estimate Total Population	17,728	85,893	168,679
Male Population	47.8%	47.5%	48.3%
Female Population	52.2%	52.5%	51.7%



POPULATION

In 2022, the population in your selected geography is 168,679. The population has changed by -2.5 percent since 2000. It is estimated that the population in your area will be 168,085 five years from now, which represents a change of -0.4 percent from the current year. The current population is 48.3 percent male and 51.7 percent female. The median age of the population in your area is 35.2, compared with the U.S. average, which is 38.6. The population density in your area is 5,957 people per square mile.



HOUSEHOLDS

There are currently 61,364 households in your selected geography. The number of households has changed by 0.6 percent since 2000. It is estimated that the number of households in your area will be 61,436 five years from now, which represents a change of 0.1 percent from the current year. The average household size in your area is 2.7 people.



INCOME

In 2022, the median household income for your selected geography is \$56,160, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 52.4 percent since 2000. It is estimated that the median household income in your area will be \$62,687 five years from now, which represents a change of 11.6 percent from the current year.

The current year per capita income in your area is \$31,103, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$84,786, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 75,287 people in your selected area were employed. The 2000 Census revealed that 61.2 percent of employees are in white-collar occupations in this geography, and 38.8 percent are in blue-collar occupations. In 2022, unemployment in this area was 6.0 percent. In 2000, the average time traveled to work was 21.4 minutes.



HOUSING

The median housing value in your area was \$202,879 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 37,327 owner-occupied housing units and 23,689 renter-occupied housing units in your area. The median rent at the time was \$511.



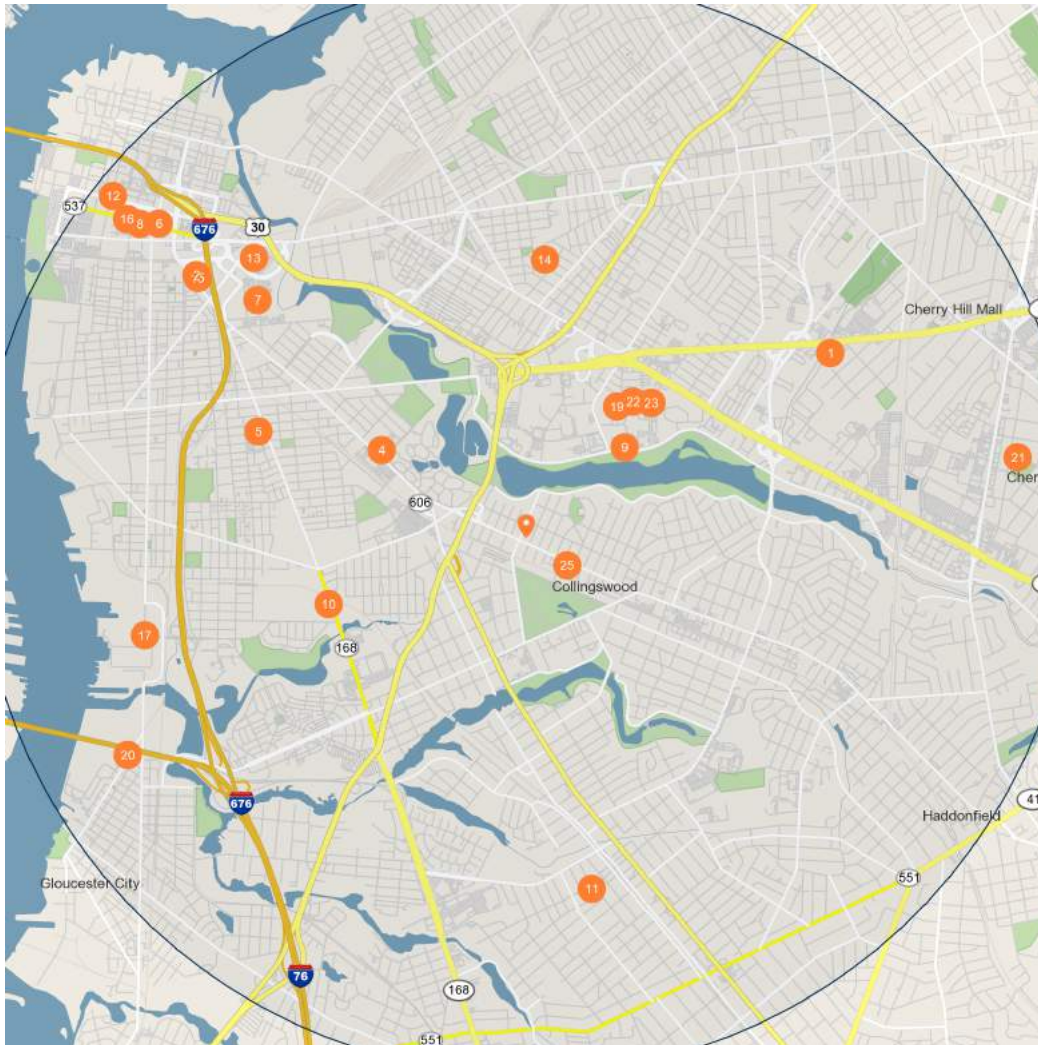
EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. Only 9.2 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 16.9 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was lower than the nation's at 6.3 percent vs. 8.4 percent, respectively.

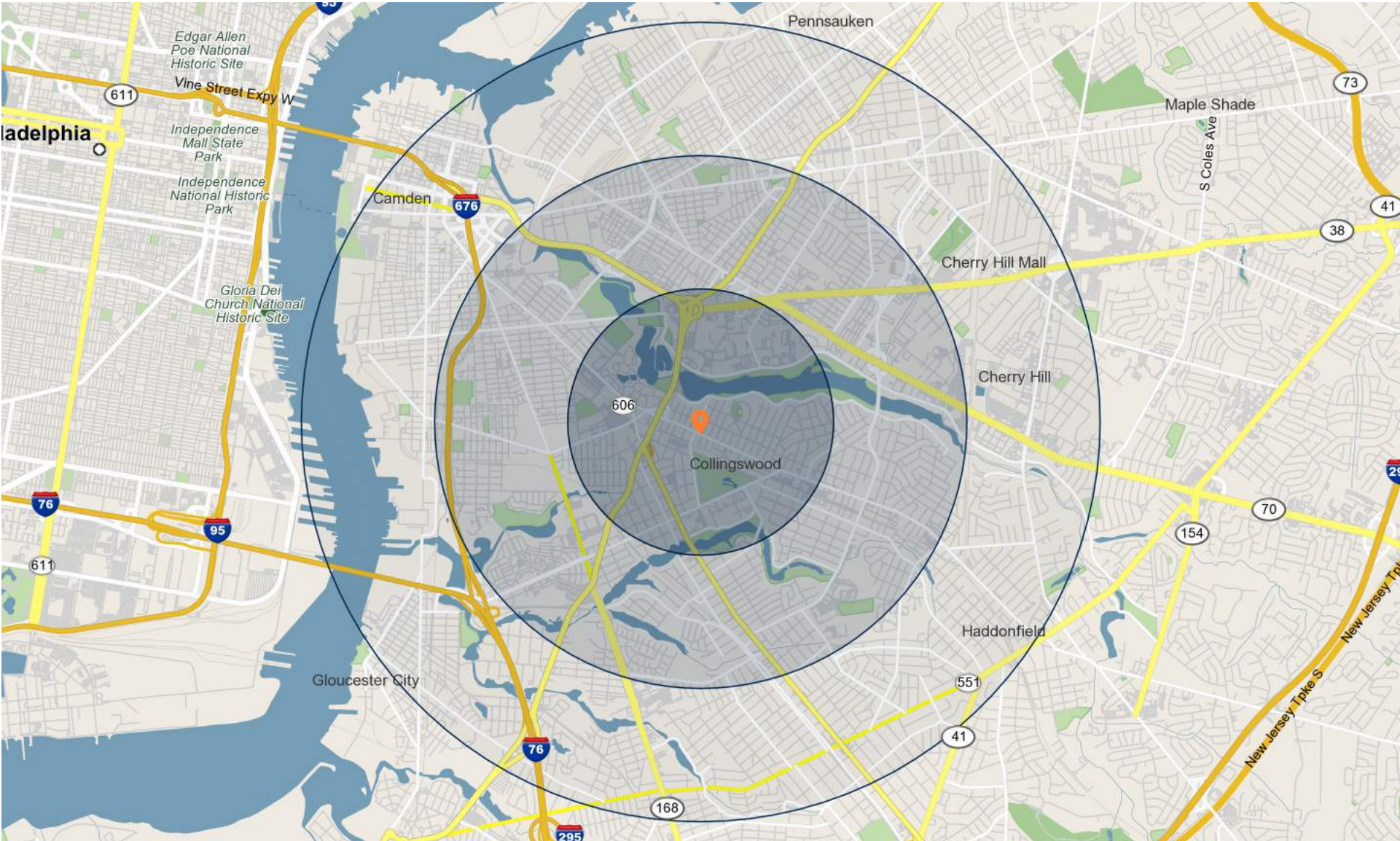
The area had more high-school graduates, 31.3 percent vs. 27.1 percent for the nation, but the percentage of residents who completed some college is lower than the average for the nation, at 18.8 percent in the selected area compared with the 20.4 percent in the U.S.

Collingswood Portfolio // DEMOGRAPHICS



Major Employers		Employees
1	On Time Staffing LLC	8,100
2	Cooper Health Care	4,050
3	Cooper Health System-Cooper University Hospital	3,000
4	Virtua Our Lady Lrdes Hosp Inc-Lourdes Health System	2,142
5	Virtu-West Jersey Hlth Sys Inc-VIRTUA AT WORK	1,394
6	Diocese of Camden NJ Inc-Diocesan Media Center The	1,260
7	Campbell Soup Company-Campbell Soup	1,200
8	County of Camden-CAMDEN COUNTY	1,000
9	5101 N Pk Drv Operations LLC	941
10	Wwsc Holdings Corp	700
11	Retailers & Mfrs Dist Mkg Svc-Federated Distributors	652
12	Rutgers State University-Rutgers The State Univ NJ	540
13	Subaru of America Inc	500
14	Lockheed Martin Corporation-Lockheed Martin	473
15	Cooper Health System	448
16	City of Camden	425
17	Holtec International	400
18	New Jersey Dept Corrections-Riverfront State Prison	395
19	J & J Snack Foods Corp-J & J Snack Foods	327
20	Gloucester Marine Terminal Inc	315
21	Township of Cherry Hill	300
22	J & J Snack Foods Corp-J & J	300
23	RCM Technologies Canada Corp	290
24	Rcmt Europe Holdings Inc	290
25	United Methodist Homes of NJ-Collingswood Manor	286

DEMOGRAPHICS // Collingswood Portfolio





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