

234 Reese St

SHARON HILL, PA



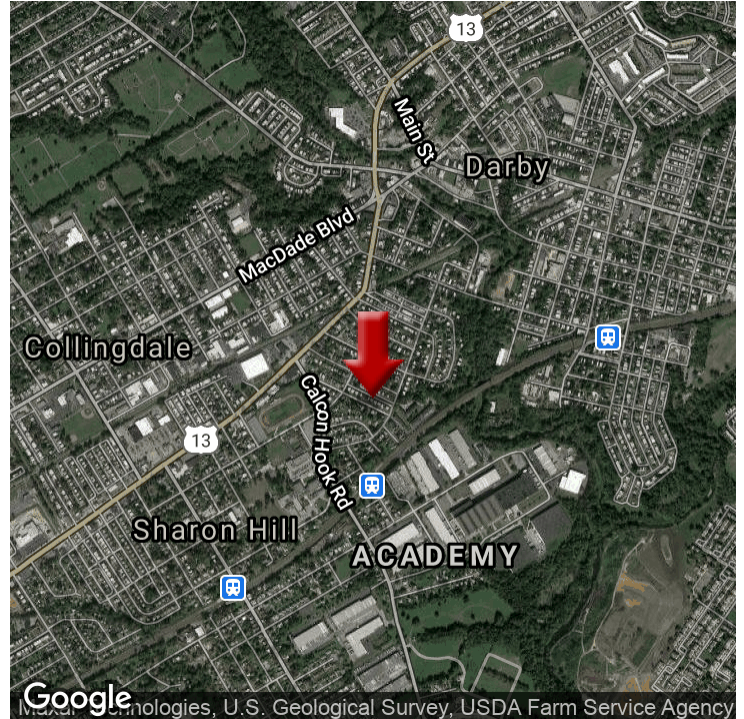
OFFERING MEMORANDUM

KW COMMERCIAL WEST CHESTER
300 Willowbrook Ln, Suite 310
West Chester, PA 19382

PRESENTED BY:

BRADY CARROLL
O: 610.291.9895
C: 610.291.9895
bcarroll@kwcommercial.com

Executive Summary



OFFERING SUMMARY

| | |
|-------------------------|-----------------|
| SALE PRICE: | \$445,000 |
| NUMBER OF UNITS: | 4 |
| CAP RATE: | 6.51% |
| NOI: | \$28,977 |
| LOT SIZE: | 0.26 Acres |
| BUILDING SIZE: | 5,344 SF |
| MARKET: | Philadelphia |
| SUBMARKET: | Delaware County |
| PRICE / SF: | \$83.27 |

PROPERTY OVERVIEW

KW Commercial is pleased to present this 4 unit value-add investment property in Sharon Hill, PA. The property is a well-designed and spacious apartment building on a .25 acre lot that includes another building with four garages, a large yard, and a huge basement with built-in storage lockers and laundry machines for additional income. The utilities are separately metered with each unit having their own individual gas fired boiler with hot water radiator heat. Each unit has their own electric hot water heater and window unit A/C. Solid bones and a high demand rental market make this property a great investment with upside.

PROPERTY HIGHLIGHTS

- Four spacious 2 bedroom 1 bath units
- Four garages with electric for additional income
- Large basement with built-in storage lockers and laundry machines
- Separate Utilities

Additional Photos



Additional Photos



Financial Summary

INVESTMENT OVERVIEW

| | |
|----------------------------|-----------|
| Price | \$445,000 |
| Price per Unit | \$111,250 |
| GRM | 9.2 |
| CAP Rate | 6.5% |
| Cash-on-Cash Return (yr 1) | 9.88 % |
| Total Return (yr 1) | \$17,397 |
| Debt Coverage Ratio | 1.61 |

OPERATING DATA

| | |
|------------------------|----------|
| Gross Scheduled Income | \$48,600 |
| Other Income | - |
| Total Scheduled Income | \$48,600 |
| Vacancy Cost | \$2,430 |
| Gross Income | \$46,170 |
| Operating Expenses | \$17,193 |
| Net Operating Income | \$28,977 |
| Pre-Tax Cash Flow | \$10,993 |

FINANCING DATA

| | |
|----------------------------|-----------|
| Down Payment | \$111,250 |
| Loan Amount | \$333,750 |
| Debt Service | \$17,984 |
| Debt Service Monthly | \$1,498 |
| Principal Reduction (yr 1) | \$6,404 |

Income & Expenses

| UNIT NUMBER | UNIT BED | UNIT BATH | UNIT SIZE (SF) | LEASE START | LEASE END | CURRENT RENT | CURRENT RENT (PER SF) | MARKET RENT | MARKET RENT/SF | SECURITY DEPOSIT |
|-----------------|-------------|--------------|-------------------|----------------|--------------|-----------------|--------------------------|----------------|-------------------|---------------------|
| 1 | 2 | 1 | 900 | | | \$975 | \$1.08 | \$1,100 | \$1.22 | |
| 2 | 2 | 1 | 900 | | | \$1,050 | \$1.17 | \$1,100 | \$1.22 | |
| 3 | 2 | 1 | 900 | | | \$975 | \$1.08 | \$1,100 | \$1.22 | |
| 4 | 2 | 1 | 900 | | | \$1,050 | \$1.17 | \$1,100 | \$1.22 | |
| Totals/Averages | | | 3,600 | | | \$4,050 | \$1.13 | \$4,400 | \$1.22 | \$0 |

INCOME SUMMARY

| | |
|--------------|----------|
| Gross Income | \$46,170 |
|--------------|----------|

EXPENSE SUMMARY

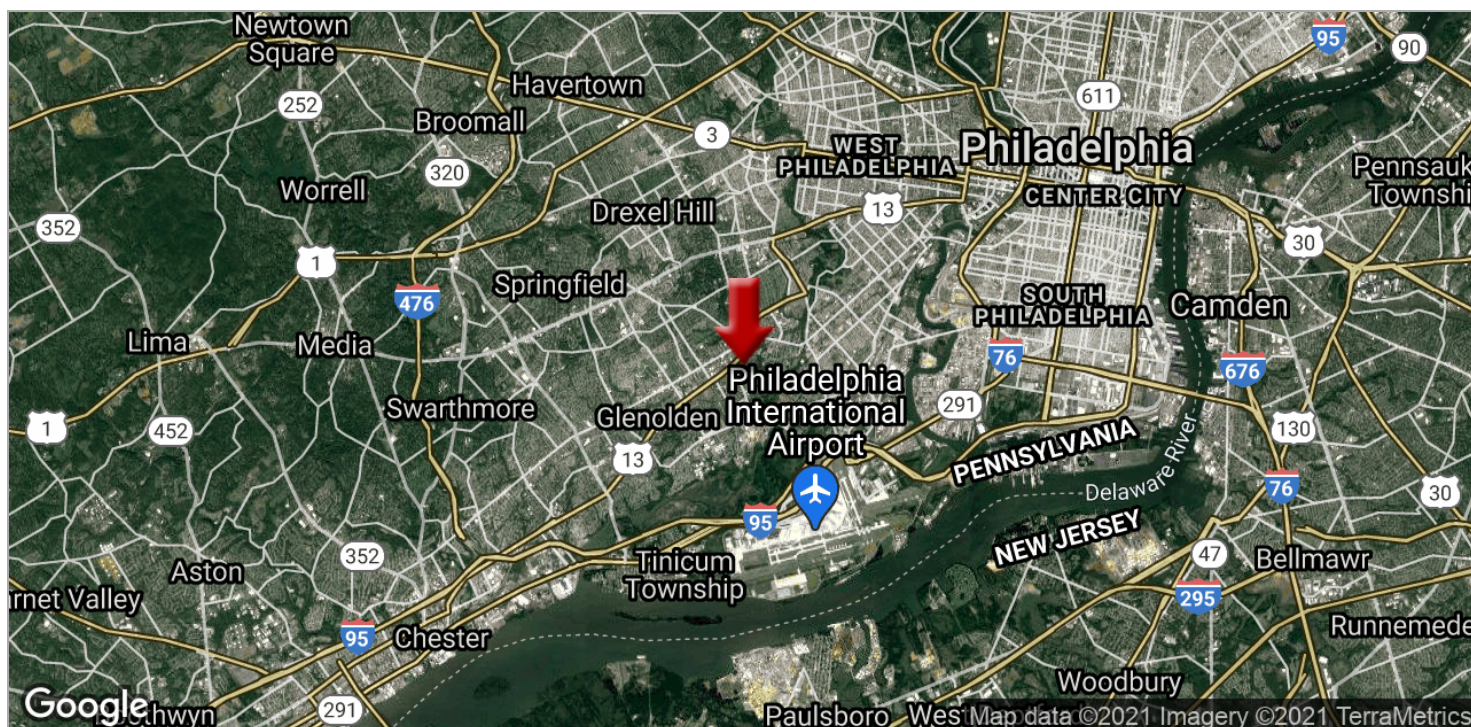
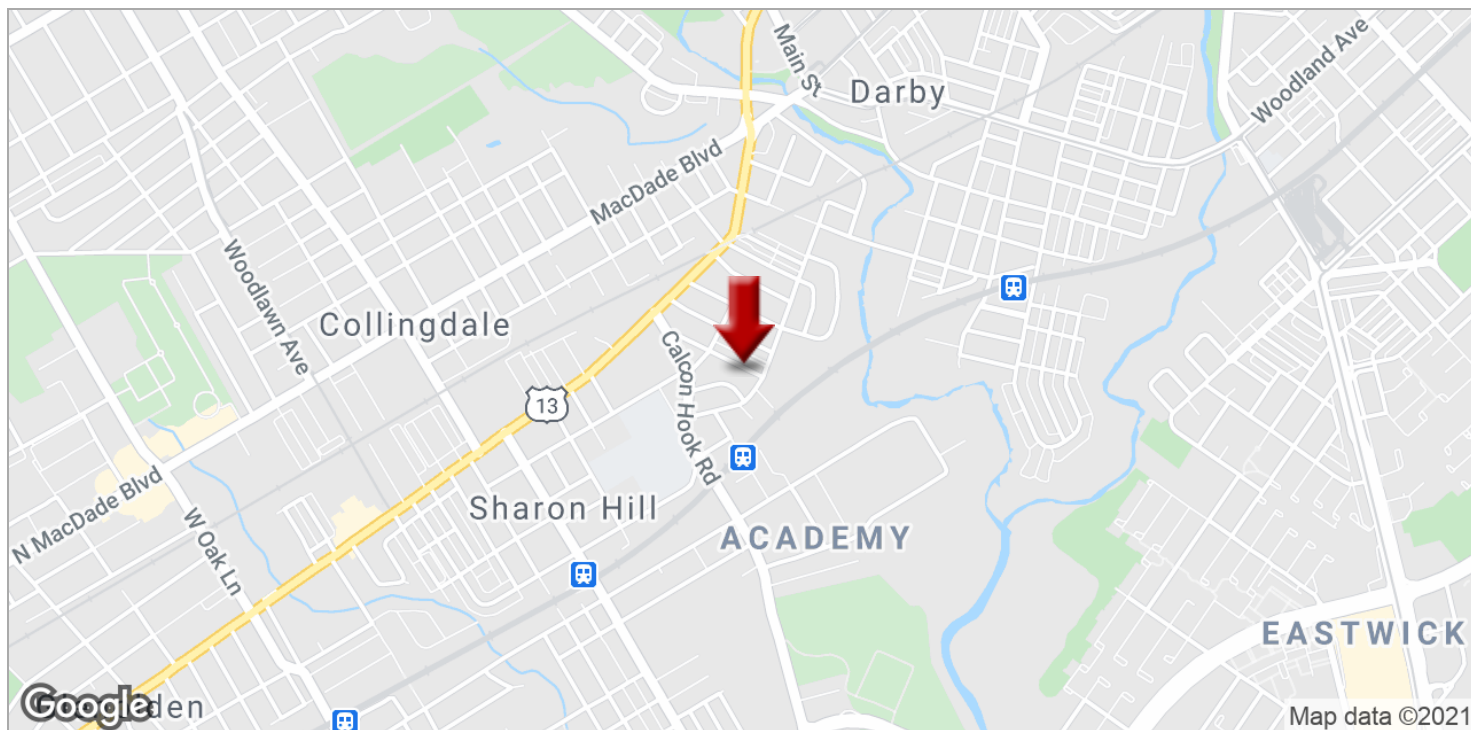
| | |
|--------------------------|----------|
| Property Taxes | \$6,437 |
| Insurance | \$3,000 |
| Common Area Utilities | \$1,200 |
| Maintenance & Repairs 5% | \$2,578 |
| Management 5% | \$2,578 |
| Licenses | \$400 |
| Legal, Accounting & Misc | \$1,000 |
| Gross Expenses | \$17,193 |

| | |
|----------------------|----------|
| Net Operating Income | \$28,977 |
|----------------------|----------|

Rent Roll

| UNIT NUMBER | UNIT BED | UNIT BATH | UNIT SIZE (SF) | LEASE START | LEASE END | CURRENT RENT | CURRENT RENT (PER SF) | MARKET RENT | MARKET RENT/SF | SECURITY DEPOSIT |
|-----------------|-------------|--------------|-------------------|----------------|--------------|-----------------|--------------------------|----------------|-------------------|---------------------|
| 1 | 2 | 1 | 900 | | | \$975 | \$1.08 | \$1,100 | \$1.22 | |
| 2 | 2 | 1 | 900 | | | \$1,050 | \$1.17 | \$1,100 | \$1.22 | |
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| 4 | 2 | 1 | 900 | | | \$1,050 | \$1.17 | \$1,100 | \$1.22 | |
| Totals/Averages | | | 3,600 | | | \$4,050 | \$1.13 | \$4,400 | \$1.22 | \$0 |

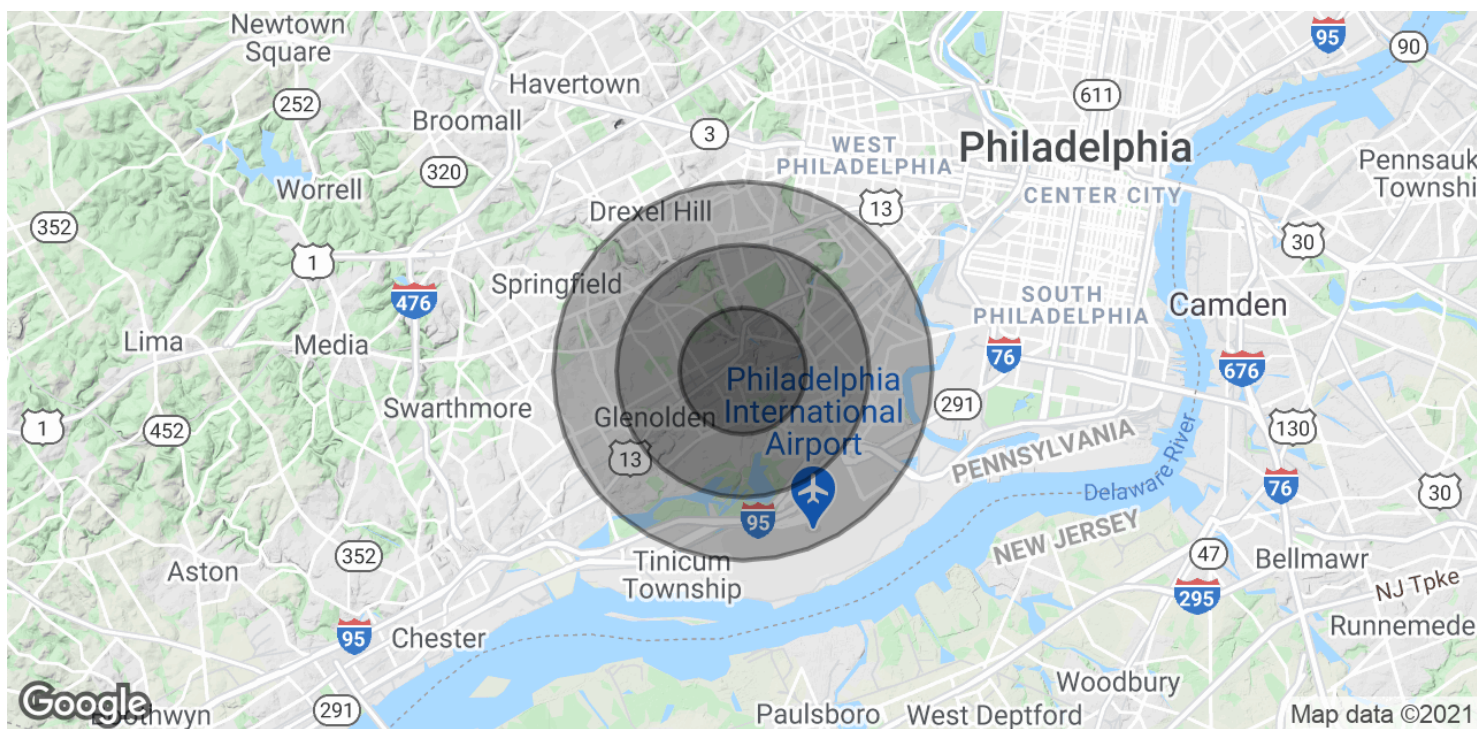
Location Maps



Aerial Map



Demographics Map & Report



| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 27,564 | 98,980 | 213,490 |
| Average age | 31.5 | 34.2 | 34.0 |
| Average age (Male) | 28.2 | 31.8 | 31.8 |
| Average age (Female) | 33.1 | 35.3 | 35.3 |
| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
| Total households | 9,577 | 36,454 | 78,746 |
| # of persons per HH | 2.9 | 2.7 | 2.7 |
| Average HH income | \$49,691 | \$55,062 | \$55,028 |
| Average house value | \$112,851 | \$137,006 | \$146,642 |

* Demographic data derived from 2010 US Census

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SHARON HILL, PA

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