

EXECUTIVE SUMMARY



PROPERTY SUMMARY

Sale Price:	\$1,450,000.00
Cap Rate:	10.18%
NOI:	\$162,470.51
Lot Size:	2.16 Acres
Building Size:	18,381 SF
Building Class:	B
Year Built:	1997
Zoning:	Employment Center District
Cross Streets:	Vogelsong Road & Borom Road

PROPERTY OVERVIEW

Beautiful masonry 18,381 SF class B+ office building for sale. Well maintained and in excellent condition.

PROPERTY HIGHLIGHTS

- Well constructed investment property situated just off desirable Route 30, in York
- Excellent investment opportunity with a lease to the State's South Central Work Force Investment Board currently in place.
- Efficient, flexible interior layout offering a great mix of private office and open cubicle space.
- Situated in a professional business park setting.
- Adjacent occupants include HACC York Campus, Kohl Building Products, United Rentals, Scheadler/YESCO, Realtor Association and many more.
- Minutes from Interstate 83 and adjacent to the many Rt. 30 amenities.



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ADDITIONAL PHOTOS



2020 Expense & Income
PA South Central Workforce Investment Board
841 Vogel song Road
York, PA

INCOME	
GROSS INCOME	\$256,231.20
EXPENSES	
Janitorial	\$15,752.55
Lawn/Snow	\$2,963.76
R.E. Tax	\$35,205.30
MAINTENANCE	
Sprinkler	\$1,076.60
HVAC	\$9,385.17
Fire Equipment	\$153.70
General	\$1,388.32
UTILITIES	
Trash	\$4,047.10
Water/Sewer	\$2,543.25
Electric	\$13,374.98
Gas	\$5,179.76
Security	\$290.20
Insurance	\$2,400.00
TOTAL EXPENSES	\$93,760.69
NET OPERATING INCOME	\$162,470.51



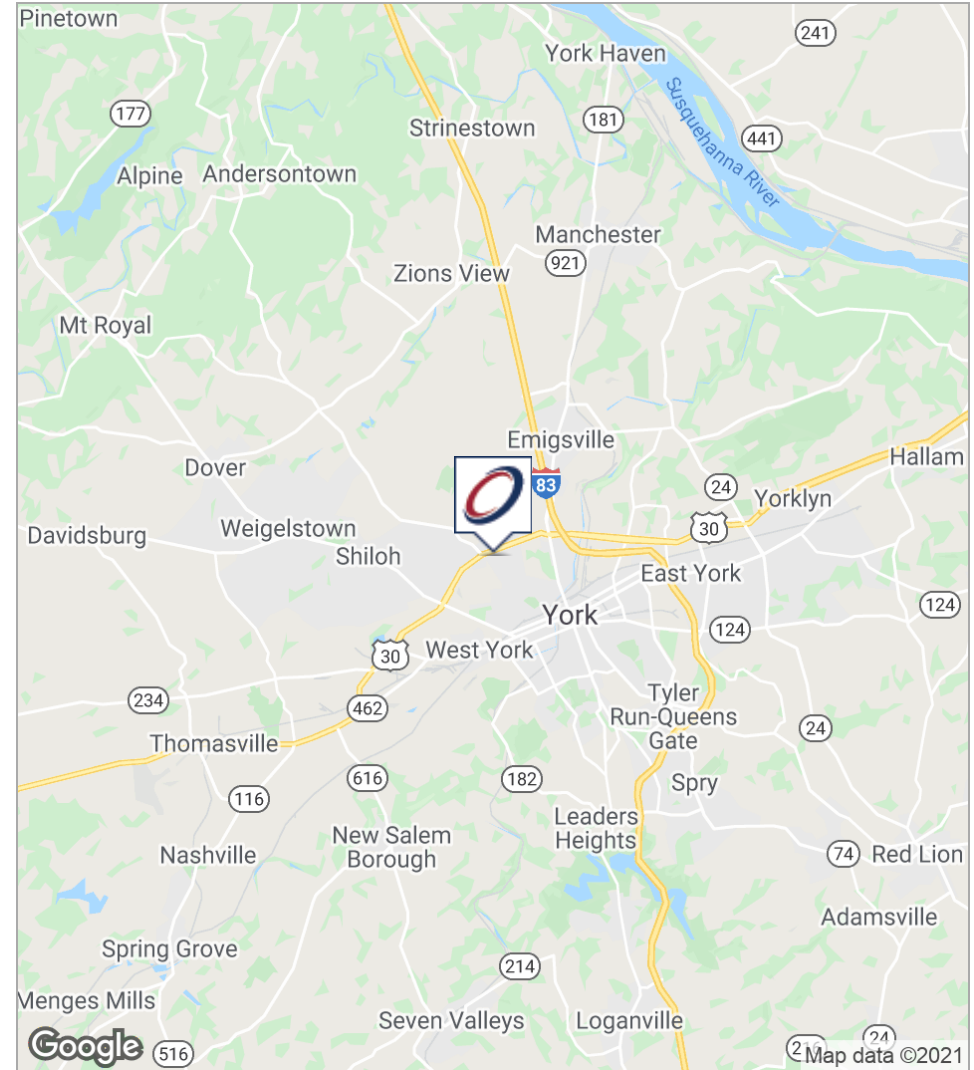
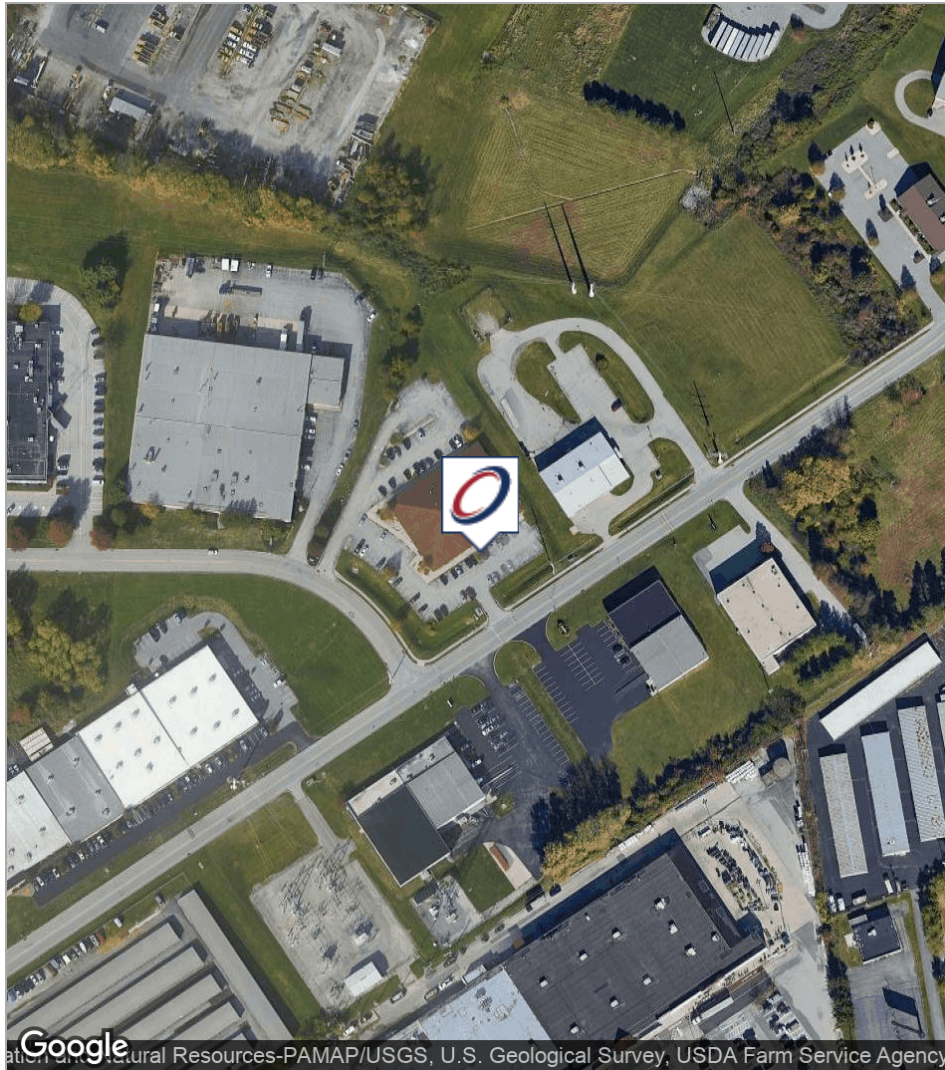
***Lease Rate** 6/01/18 to 5/31/23
Base Rent \$6.93 PSF
Additional Rent \$6.11 PSF
(OPEX) plus annual CPI
adjustment
Gross Rent \$13.04 PSF
(+two 5 Year Renewal
Options thru 5/31/33)



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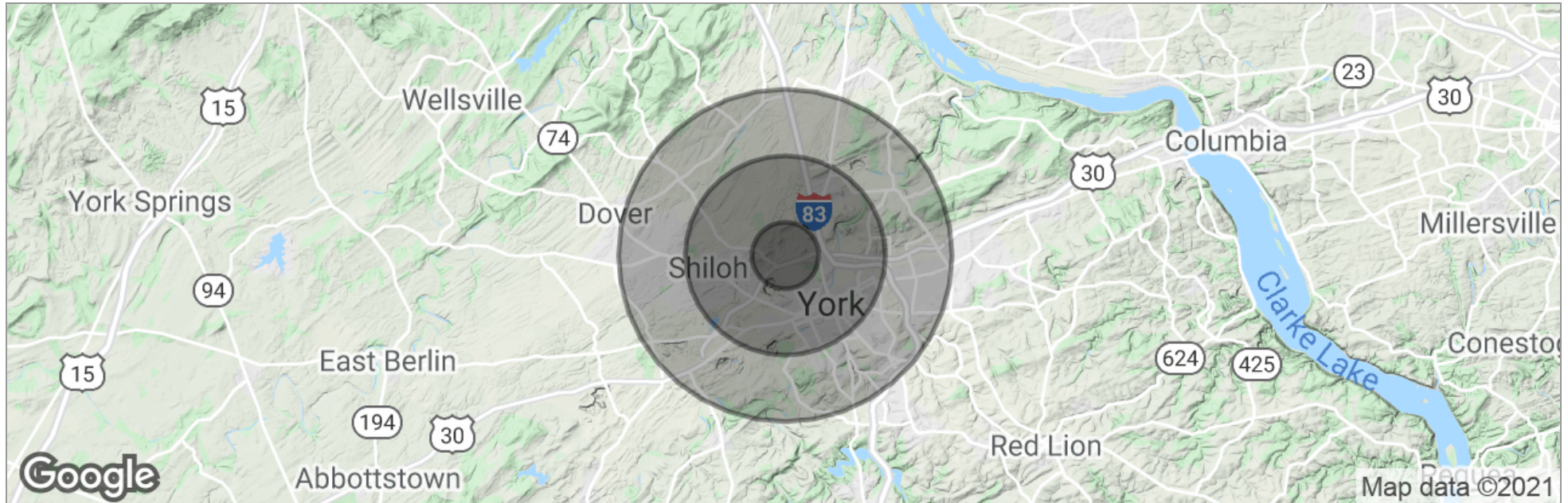
LOCATION MAPS



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DEMOGRAPHICS MAP



Total Population	8,097	79,199	144,593
Population Density	2,577	2,801	1,841
Median Age	39.3	34.3	36.7
Median Age (Male)	37.3	33.2	35.7
Median Age (Female)	42.3	35.8	38.1
Total Households	3,506	30,779	56,244
# of Persons Per HH	2.3	2.6	2.6
Average HH Income	\$55,582	\$51,815	\$59,561
Average House Value	\$192,312	\$138,038	\$167,626

* Demographic data derived from 2010 US Census



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