

CAPITAL

Commercial Real Estate Group

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**AVAILABLE FOR
SALE \$6,000,000
Proforma Attached**

Contact:

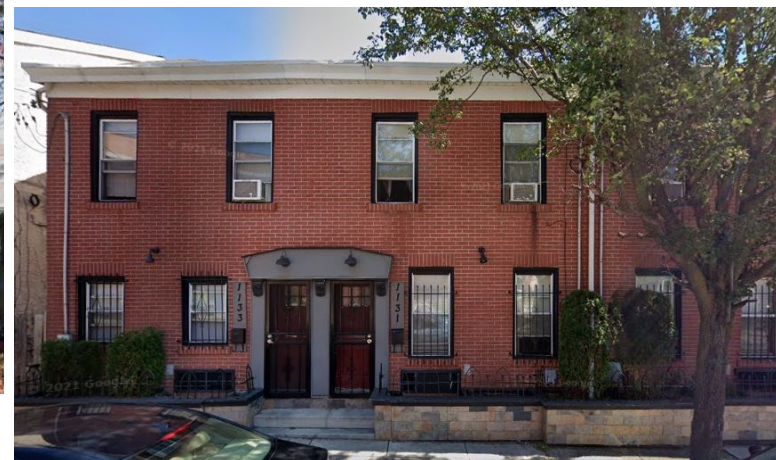
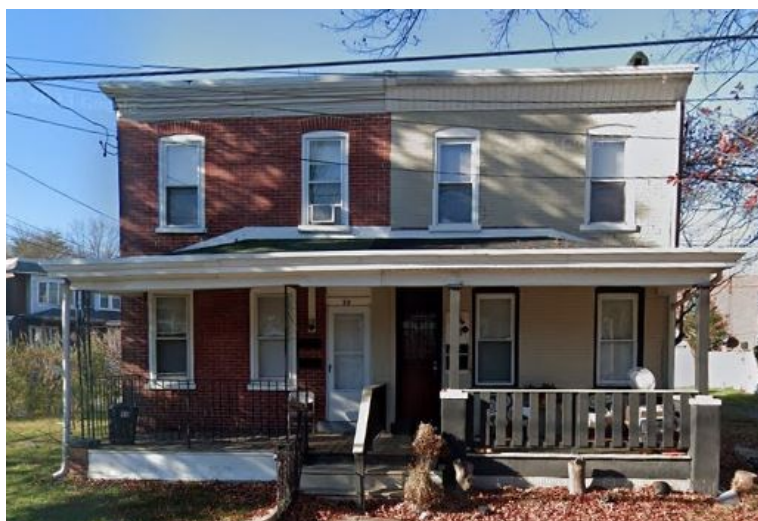
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INVESTMENT OPPORTUNITY!



LOCATION: DELAWARE COUNTY, PA

- ◆ **NEW TO MARKET!**
- ◆ **54 RESIDENTIAL RENTAL UNITS IN DELAWARE CO**
- ◆ **VERY GOOD RENTAL HISTORY**
- ◆ **GREAT INVESTMENT PORTFOLIO!**
- ◆ **MANY UNITS HAVE BEEN RECENTLY UPDATED**
- ◆ **SERIOUS POTENTIAL UPSIDE**

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing. Some properties maybe in cooperation with another broker.

INCOME AND EXPENSE REPORT

Property Address:
Property Type:

Portfolio of 54 SFR Tenant Occupied and Fully Renovated Homes in Chester City
1 Property in Marcus Hook (Duplex) and 1 in Darby (Duplex)

Tenant Name	Current Rent	Comments
Please see attached list of Property Addresses for further details	\$ -	
Total Monthly Rent	\$ 66,925.00	

GROSS ANNUAL INCOME:	
Current Rental Income	\$803,100.00
Gross Income	\$803,100.00

FINANCING CRITERIA: based on Current Rent Roll	
Purchase Price:	\$ 6,000,000.00
Down Payment:	\$ 1,500,000.00
Amount Financed:	\$ 4,500,000.00
Annual Principal and Interest:	\$ 399,055.14

ANNUAL EXPENSES:	
Taxes & Insurance: \$3,000 deducted annually from the 54 Properties	\$ 162,000.00
Sewer/Storm Water	\$ 14,581.00
Electric	Tenant
Water	Tenant
Maintenance/Management (5%)	\$ 40,155.00
Capital Reserve (5%)	\$ 40,155.00
Vacancy (5%)	\$ 40,155.00
Total Expenses	\$ 297,046.00
Net Operating Income	\$506,054.00

NOI:	\$ 506,054.00
Less P&I:	\$ 399,055.14
ROI:	\$ 106,998.86
Cash on Cash Return:	7%
7.5%- 25 Year Amortization	

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SALES PRICE: \$6,000,000.00 CAP RATE: 8.43%

Addresses	Total rent	Yearly rent	Rent minus \$3000	9 CAP
910 McDowell	\$ 900.00	\$ 10,800.00	\$ 7,800.00	\$ 86,666.67
1019 McDowell	\$ 1,300.00	\$ 15,600.00	\$ 12,600.00	\$ 140,000.00
1034 McDowell	\$ 1,100.00	\$ 13,200.00	\$ 10,200.00	\$ 113,333.33
1034 Butler	\$ 1,500.00	\$ 18,000.00	\$ 15,000.00	\$ 166,666.67
1041 Butler	\$ 1,150.00	\$ 13,800.00	\$ 10,800.00	\$ 120,000.00
1111 W 7th	\$ 1,300.00	\$ 15,600.00	\$ 12,600.00	\$ 140,000.00
1123 W 7th	\$ 1,100.00	\$ 13,200.00	\$ 10,200.00	\$ 113,333.33
1410 W 7th	\$ 1,050.00	\$ 12,600.00	\$ 9,600.00	\$ 106,666.67
2615 W 7th	\$ 1,300.00	\$ 15,600.00	\$ 12,600.00	\$ 140,000.00
517 Tilghman	\$ 1,200.00	\$ 14,400.00	\$ 11,400.00	\$ 126,666.67
2113 W 4th	\$ 1,300.00	\$ 15,600.00	\$ 12,600.00	\$ 140,000.00
2514 W 4th	\$ 1,500.00	\$ 18,000.00	\$ 15,000.00	\$ 166,666.67
828 Ward	\$ 900.00	\$ 10,800.00	\$ 7,800.00	\$ 86,666.67
737 Jeffrey St	\$ 1,300.00	\$ 15,600.00	\$ 12,600.00	\$ 140,000.00
738 Jeffrey	\$ 1,200.00	\$ 14,400.00	\$ 11,400.00	\$ 126,666.67
740 Jeffrey	\$ 1,200.00	\$ 14,400.00	\$ 11,400.00	\$ 126,666.67
2311 W 13th	\$ 1,800.00	\$ 21,600.00	\$ 18,600.00	\$ 206,666.67
2600 Sandeland	\$ 1,300.00	\$ 15,600.00	\$ 12,600.00	\$ 140,000.00
104 W 22nd Street	\$ 1,500.00	\$ 18,000.00	\$ 15,000.00	\$ 166,666.67
118 W 22nd Street	\$ 1,200.00	\$ 14,400.00	\$ 11,400.00	\$ 126,666.67
227 W 22nd Street	\$ 1,200.00	\$ 14,400.00	\$ 11,400.00	\$ 126,666.67
209 W 21st Street	\$ 1,200.00	\$ 14,400.00	\$ 11,400.00	\$ 126,666.67
816 McDonald Street	\$ 1,200.00	\$ 14,400.00	\$ 11,400.00	\$ 126,666.67
1532 Rainer Road	\$ 1,300.00	\$ 15,600.00	\$ 12,600.00	\$ 140,000.00
230 Broomall St	\$ 1,100.00	\$ 13,200.00	\$ 10,200.00	\$ 113,333.33
58 e 24th - 1	\$ 1,000.00	\$ 12,000.00	\$ 9,000.00	\$ 100,000.00
58 e 24th - 2	\$ 1,000.00	\$ 12,000.00	\$ 9,000.00	\$ 100,000.00
100 Upland Terrace - 1	\$ 1,200.00	\$ 14,400.00	\$ 11,400.00	\$ 126,666.67
100 Upland Terrace - 2	\$ 1,200.00	\$ 14,400.00	\$ 11,400.00	\$ 126,666.67
104 Worrell - 1	\$ 1,200.00	\$ 14,400.00	\$ 11,400.00	\$ 126,666.67
119 Jones Dr. - 1	\$ 1,300.00	\$ 15,600.00	\$ 12,600.00	\$ 140,000.00
133 E 21st - 1	\$ 1,300.00	\$ 15,600.00	\$ 12,600.00	\$ 140,000.00
228 E 22nd st - 1	\$ 1,300.00	\$ 15,600.00	\$ 12,600.00	\$ 140,000.00
515 W 7th - 1	\$ 1,900.00	\$ 22,800.00	\$ 19,800.00	\$ 220,000.00
795 E 24th - 1	\$ 1,300.00	\$ 15,600.00	\$ 12,600.00	\$ 140,000.00
803 E 22nd st - 1	\$ 1,000.00	\$ 12,000.00	\$ 9,000.00	\$ 100,000.00
803 E 22nd st - 2	\$ 1,000.00	\$ 12,000.00	\$ 9,000.00	\$ 100,000.00
820 W 8th st - 1	\$ 1,300.00	\$ 15,600.00	\$ 12,600.00	\$ 140,000.00
930 Central - 1	\$ 1,300.00	\$ 15,600.00	\$ 12,600.00	\$ 140,000.00
1129 Madison - 1	\$ 1,000.00	\$ 12,000.00	\$ 9,000.00	\$ 100,000.00
1131 Madison - 1	\$ 1,000.00	\$ 12,000.00	\$ 9,000.00	\$ 100,000.00
1133 Madison - 1	\$ 1,000.00	\$ 12,000.00	\$ 9,000.00	\$ 100,000.00
1229 Crosby St - 1	\$ 1,200.00	\$ 14,400.00	\$ 11,400.00	\$ 126,666.67
1422 Simpson - 1	\$ 1,400.00	\$ 16,800.00	\$ 13,800.00	\$ 153,333.33
1615 W 10th st - 1	\$ 1,200.00	\$ 14,400.00	\$ 11,400.00	\$ 126,666.67
1617 W 10th st - 1	\$ 1,000.00	\$ 12,000.00	\$ 9,000.00	\$ 100,000.00
1619 W 10th st - 1	\$ 1,025.00	\$ 12,300.00	\$ 9,300.00	\$ 103,333.33
1716 W 11th st - 1	\$ 1,200.00	\$ 14,400.00	\$ 11,400.00	\$ 126,666.67
2410 Lindsay - 1	\$ 1,600.00	\$ 19,200.00	\$ 16,200.00	\$ 180,000.00
2423 Lindsay - 1	\$ 1,300.00	\$ 15,600.00	\$ 12,600.00	\$ 140,000.00
2425 Lindsay - 1	\$ 1,500.00	\$ 18,000.00	\$ 15,000.00	\$ 166,666.67
2500 Madison - 1	\$ 1,300.00	\$ 15,600.00	\$ 12,600.00	\$ 140,000.00
2619 Madison st - 1	\$ 1,400.00	\$ 16,800.00	\$ 13,800.00	\$ 153,333.33
4048 7th - 1	\$ 1,400.00	\$ 16,800.00	\$ 13,800.00	\$ 153,333.33
Totals	\$ 66,925.00	\$ 803,100.00	\$ 641,100.00	\$ 7,123,333.33