



**AVAILABLE
FOR SALE**

\$2,000,000

Contact:

Chris Yangello

Cell: 610-716-4020

Office: 610-359-9700

cyangello@capitalcomre.com

Ryan Betz

Cell: 484-885-0886

Office: 610-359-9700

rbetz@capitalcomre.com

OFF-MARKET MIXED USE/RETAIL



LOCATION: 4453 Penn Avenue, Sinking Spring PA 19608

PROPERTY HIGHLIGHTS:

- ◆ RARE OFF-MARKET MIXED USE/RETAIL OPPORTUNITY
- ◆ 20 LEASED UNITS WITH A MIX OF OFFICE, RETAIL, SERVICE, STUDIO AND RESIDENTIAL TENANTS
- ◆ +/- 20,000 SF TOTAL BUILDING SITUATED ON 2.8 ACRES
- LOCATED RIGHT OFF BEN FRANKLIN PKWY (ROUTE: 422)
- ◆ DEMOGRAPHICS WITHIN 5MI: POPULATION: 103,199 & AHI +/- \$104,946
- ◆ PARKING: 70 SPACES (3.5 SPACES PER 1,000 SF)

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 may be in cooperation with another broker.



Google Maps

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.



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:

Toll House Shoppes - 4453 Penn Avenue, Sinking Spring PA 19608

Property Type:

Mixed Use

Unit/Apt #	Tenant Name	Lease Type	NRSF	Start Date	End Date	Current Rent	Renewal Option	Comments
Suite 1	Camrin Edwards - Seamstress	Gross	N/A	4/1/2022	4/1/2025	\$ 700.00		
Suite 2	Shelly & Eddie Przdale - Hair Art	Gross	N/A	10/1/2024	10/1/2027	\$ 800.00	3 year	
Suite 3	Beth Stoltzfus - Accounting	Gross	N/A	7/14/2014		\$ 800.00	MTM	
Suite 4	Flagger Force	Gross	N/A	8/1/2016		\$ 1,000.00	1 month	
Suite 5	Camrin Edwards - Seamstress	Gross	N/A	11/1/2018	4/1/2025	\$ 600.00		
Suite 6	ACV Berks	Gross	N/A	10/1/2024	10/1/2025	\$ 1,400.00	1 year	
Suite 7	Frank & Lucy Ciotti - L&H Bridal	Gross	N/A	1/13/2017		\$ 1,400.00	MTM	
Suite 8	Serguei Krissiouk	Gross	N/A	5/1/2023	5/1/2024	\$ 500.00		
Suite 9	Rustic Rose	Gross	N/A	5/1/2025	5/1/2027	\$ 850.00	2 years	
Suite 10	Fidelis Nyembo - Potters House Church	Gross	N/A	10/7/2013		\$ 750.00	MTM	
Suite 11	Amanda Destin - Sunshine Cottage Child Care	Gross	N/A	2/11/2012		\$ 600.00	MTM	
Suite 12	Amanda Destin - Sunshine Cottage Child Care	Gross	N/A	2/11/2012		\$ 700.00	MTM	
Suite 13	Nancy Weiss - Healing Arts / Hair Dresser	Gross	N/A	3/5/2011		\$ 650.00	MTM	
Suite 14	Traci Grant - Who's Walking Who	Gross	N/A	9/1/2010		\$ 675.00	YTY	
Suite 15	Donna Gambler - Michaels Music	Gross	N/A	4/15/2004		\$ 600.00	YTY	
APT 1	Taylor Molnar	Gross	N/A	4/1/2020		\$ 1,200.00	MTM	
APT 2	Martine Dearing	Gross	N/A	3/15/2019		\$ 900.00	MTM	
APT 3	Aaron	Gross	N/A	11/8/2015		\$ 1,400.00	MTM	
APT 4	Hector Echevarria	Gross	N/A	5/14/2014		\$ 1,200.00	MTM	
APT 5	Tammie Best	Gross	N/A	10/1/2024	10/1/2025	\$ 1,425.00	MTM	
Signage	Lamar	Gross	N/A	4/1/2020		\$ 400.00	9 years	
Total	21		0			\$ 18,550.00		

GROSS ANNUAL INCOME:

Current Rental Income	\$222,600.00
Gross Income	\$222,600.00

FINANCING CRITERIA: based on Current Rent Roll

Purchase Price:	\$	2,000,000.00
Down Payment:	\$	500,000.00
Amount Financed:	\$	1,500,000.00
Annual Principal and Interest:	\$	121,537.80

ANNUAL EXPENSES:

Taxes Est. 2026	\$ 27,009.00
Insurance *Buyer to verify their own Insurance Rates	\$ 7,800.00
Utilities	\$ 13,600.00
Landscaping and Snow Removal	\$ 5,800.00
Repairs	\$ 4,500.00
Capital Reserve (5%)	\$ 11,130.00
Vacancy (5%)	\$ 11,130.00
Total Expenses	\$ 80,969.00

NOI:	\$	141,631.00
Less P&I:	\$	121,537.80
ROI:	\$	20,093.20
Cash on Cash Return:		4.0%
6.75%- 25 Year Amortization		

*This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it, we make no guarantee, warranty, or representation about it. It is the Buyer/Lessee responsibility to independently confirm its accuracy and completeness.

SALES PRICE: \$2,000,000.00

CAP RATE:

7.1%