



# 45 Year Old Specialty Italian Market With Catering

**AVAILABLE  
FOR SALE  
OR LEASE**

**\$3,000,000**



**Investment or Owner/User Opportunity!**

**LOCATION: 3601 Chapel Rd, Newtown Square, PA 19073**

## **PROPERTY HIGHLIGHTS:**

- ◆ Located in the heart of downtown Newtown Square, PA
- ◆ Price Includes Real estate, Business, and all FF&E
- ◆ 10,000 SQFT Retail Brick Building
- ◆ Zoned C-1
- ◆ ADT West Chester Pike (Rt 3): +/-32,119 combined. ADT Newtown Street Rd (Rt 252): +/-28,187
- ◆ 2 Mile Demographics: Population: +/- 24,293; Median Household Income: +/- \$131,250

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.

**Chris Yangello**

Cell: 610-716-4020

Office: 610-359-9700

Cyangello@capitalcomre.com





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## INCOME AND EXPENSE REPORT

3601 Chapel Rd. Newtown Square, PA 19073

Triple Net
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Unit/Apt #	Tenant Name	Lease Type	NRSF	Start Date	End Date	Current Rent	Renewal Option	Comments
	Luigi's (Proposed)	NNN	7,300	1-Sep-25	30-Aug-27	\$ 14,000.00	3yr option	
	Dance Studio	NNN	2,700	1-Apr-24	30-Mar-29	\$ 4,500.00		
Total			10,000			\$ 18,500.00		

GROSS ANNUAL INCOME:		FINANCING CRITERIA: based on Current Rent Roll	
Current Rental Income	\$222,000.00	Purchase Price:	\$2,650,000.00
CAM		Down Payment:	\$662,500.00
		Amount Financed:	\$1,987,500.00
		Annual Principal and Interest:	\$161,037.59
<b>Gross Income</b>	<b>\$222,000.00</b>		
<b>ANNUAL EXPENSES:</b>			
Taxes Est. 2022	Tenant Responsibility \$ -		
Insurance *Buyer to verify their own Insurance Rates	Tenant Responsibility		
Trash	\$ -		
Water/Sewer	\$ -		
Electric	\$ -		
Landsacaping/Snow Removal	\$ -	NOI:	\$199,800.00
Capital Reserve (5%)	\$ 11,100.00	Less P&I:	\$161,037.59
Maintenance (5%)	\$ 11,100.00	ROI:	\$38,762.42
Vacancy (5%)	\$ -	Cash on Cash Return:	5.9%
Misc. (Heat)		7%- 25 Year Amortization	
Misc. (Inspections)		<p>*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/Leessee responsibility to independently confirm its accuracy and completeness.</p>	
Misc. (Cleaning + Pest)			
Misc.			
<b>Total Expenses</b>	<b>\$ 22,200.00</b>		
<b>Net Operating Income</b>	<b>\$199,800.00</b>		

**CAP RATE:** 7.5%



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Total	10,000					\$ 18,500.00		

GROSS ANNUAL INCOME:		FINANCING CRITERIA: based on Current Rent Roll	
Current Rental Income	\$222,000.00	Purchase Price:	\$2,800,000.00
CAM		Down Payment:	\$700,000.00
		Amount Financed:	\$2,100,000.00
		Annual Principal and Interest:	\$170,152.92
<b>Gross Income</b>	<b>\$222,000.00</b>		
<b>ANNUAL EXPENSES:</b>			
Taxes Est. 2022	Tenant Responsibility \$ -		
Insurance *Buyer to verify their own Insurance Rates	Tenant Responsibility		
Trash	\$ -		
Water/Sewer	\$ -		
Electric	\$ -		
Landsacaping/Snow Removal	\$ -	NOI:	\$199,800.00
Capital Reserve (5%)	\$11,100.00	Less P&I:	\$170,152.92
Maintenance (5%)	\$11,100.00	ROI:	\$29,647.08
Vacancy (5%)	\$ -	Cash on Cash Return:	4.2%
Misc. (Heat)		7%- 25 Year Amortization	
Misc. (Inspections)		<p>*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/Leessee responsibility to independently confirm its accuracy and completeness.</p>	
Misc. (Cleaning + Pest)			
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<b>Total Expenses</b>	<b>\$22,200.00</b>		
<b>Net Operating Income</b>	<b>\$199,800.00</b>		

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<b>CAP RATE:</b>	<b>7.1%</b>
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