



**AVAILABLE
FOR SALE**

\$995,000.00

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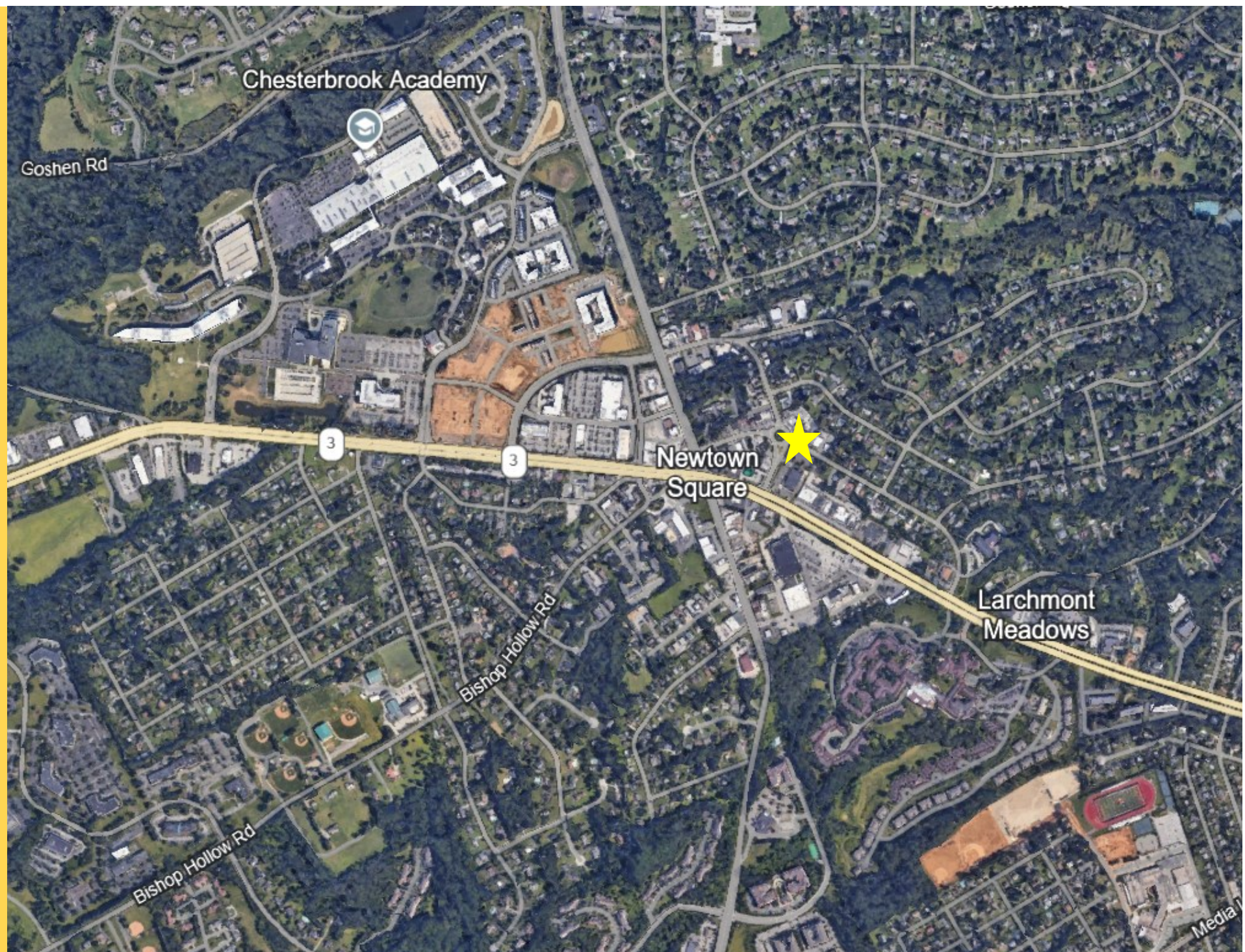
OWNER/USER INVESTMENT PROPERTY FOR SALE



LOCATION: 7 St. Albans Circle, Newtown Square, PA 19073

PROPERTY HIGHLIGHTS:

- ◆ LOCATED IN THE HEART OF NEWTOWN SQUARE
- ◆ RARE OPPORTUNITY
- ◆ WALKING DISTANCE TO ELLIS PRESERVE
- ◆ 12 PARKING SPACES
- ◆ BUILDING SIZE: +/- 4,000 SF; +/- 2,000 SF/FLOOR
- ◆ DEMOGRAPHICS WITHIN 5MI: POPULATION: 161,983 & AHI +/- \$163,963



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

7 St Albans Circle, Newtown Square, PA 19073
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Investment/User Owner

Unit/Apt #	Tenant Name	Lease Type	NRSF	Start Date	End Date	Current Rent	Renewal Option	Comments
	3 Offices		2,000		Year to Year	\$ 2,500.00		
	Rug Company	NNN	2,000			\$ 4,166.00		Owners Retiring
Total			4,000			\$ 6,666.00		

GROSS ANNUAL INCOME:		FINANCING CRITERIA: based on Current Rent Roll	
Current Rental Income	\$79,992.00	Purchase Price:	\$ 995,000.00
CAM - Retail Space pays 1/2 of CAM Fees	\$5,929.00	Down Payment:	\$ 248,750.00
		Amount Financed:	\$ 746,250.00
		Annual Principal and Interest:	\$ 59,073.45
Gross Income	\$85,921.00		
ANNUAL EXPENSES:			
Taxes Est. 2025	\$ 7,894.00		
Insurance *Buyer to verify their own Insurance Rates	\$ 2,184.00		
Trash	Tenant \$ -		
Water/Sewer	Tenant \$ -		
Electric	Tenant \$ -		
Landsacaping/Snow Removal	\$ 780.00	NOI:	\$ 67,863.72
Capital Reserve (4%)	\$ 3,199.68	Less P&I:	\$ 59,073.45
Maintenance (5%)	\$ 3,999.60	ROI:	\$ 8,790.27
Vacancy (5%)	\$ -	Cash on Cash Return:	3.5%
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.			
Total Expenses	\$ 18,057.28		
Net Operating Income	\$67,863.72		

CAP RATE: 6.8%