

CAPITAL

Commercial Real Estate Group

610-359-9700

www.CapitalComRe.com

Available

Sale

\$2,050,000.00

9.5% Cap Rate

NOI

\$195,728.14

Office Bldg

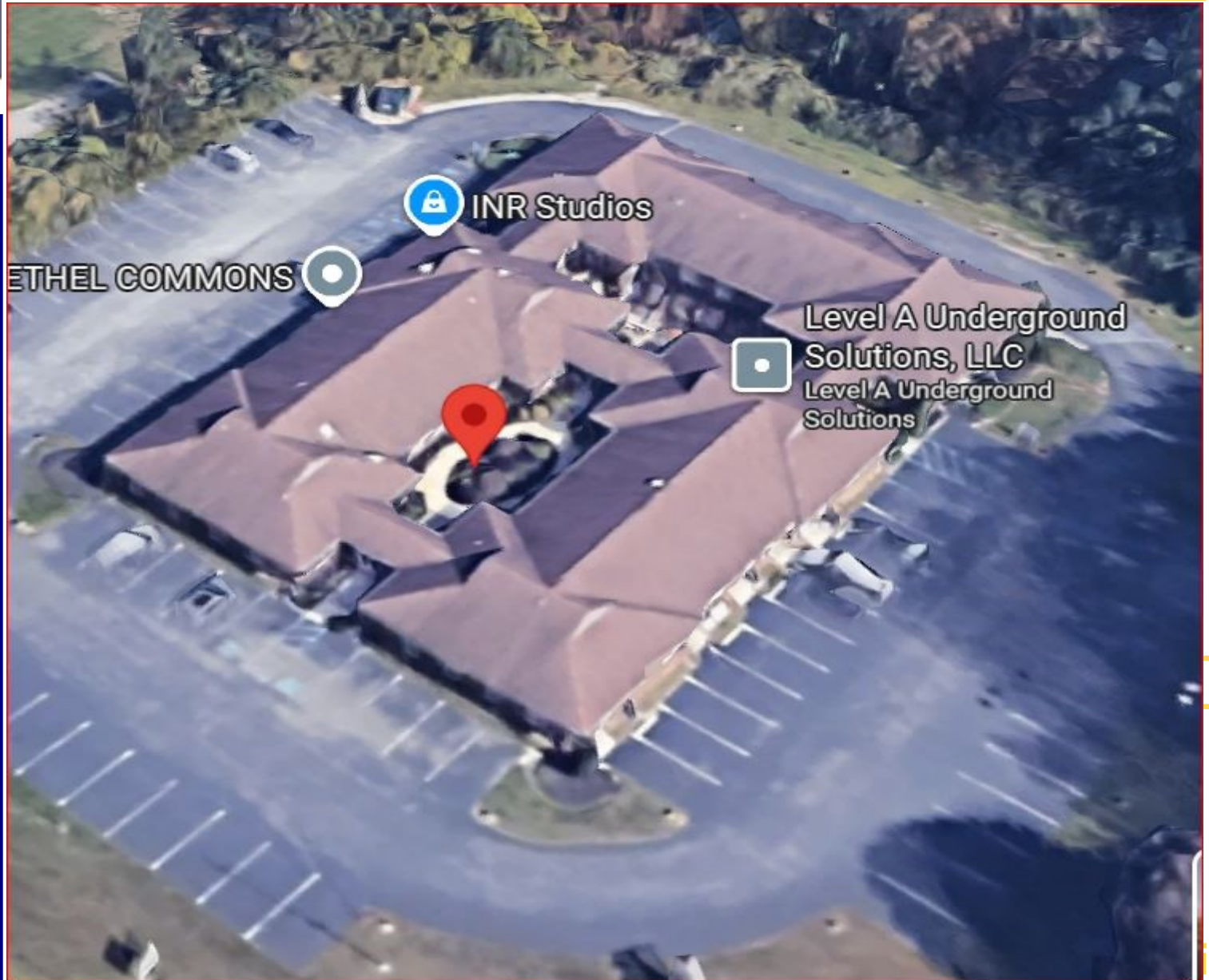
CONTACT:

Robert Reynolds

609-635-2003

rreynolds@capitalcomre.com

OFF MARKET LISTING



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

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Building

18,800 Sq Ft

**Over \$400,000.00 in Capital
Improvements**

New Roof

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**Available
Sale
Offices from
716 to 2650 Sq Ft
80+- parking
spaces**

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Available

Sale

2.24 Acres

**Min from Route 1
& I-95**

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INCOME AND EXPENSE REPORT

Property Address: 1440 Conchester Highway - Current
 Property Type:

Unit/Apt #	Tenant Name	Cam per Sf	NRSF	Start Date	End Date	Current Rent	Renewal Option	Comments
1	Level A Underground	\$4.00	900	11/1/2023	10/31/2026	\$1,393.23	1 Year	3% Annual Increase
2 & 3	Pro Medical East	\$4.00	1700	8/1/2023	7/31/2028	\$2,555.00	5 Year	3% Annual Increase
4	Dr. Daniel Smolen	\$0.55	1445	11/1/1979	1/31/2027	\$2,273.11	1 Year	2% Annual Increase
5 & 6	JP	\$4.00	1632			\$2,937.60	1 Year	Owner
7 & 8	Life Turn LLC	\$4.00	2650	5/1/2024	4/30/2029	\$2,956.95	5 Year	3% Annual Increase
9 & 10	Junk Hammers	\$4.00	1535	10/1/2023	9/30/2026	\$1,587.45	3 Year	3% Annual Increase
11	Asterius LLC	\$4.00	716	7/1/2025	6/30/2028	\$895.00	3 Year	3% Annual Increase
12+13	Greg Allard	\$4.00	2000	7/1/2026	6/30/2031	\$2,666.66	1 year	3% Annual \$16/sq ft
14	Barnabei Studios	\$4.00	1350	6/1/2015	5/31/2026	\$1,432.21	3 Year	3% Annual Increase
15 & 16	IV League Performance Hydration	\$4.00	1088	8/1/2024	7/31/2027	\$1,400.80	3 Year	3% Annual Increase
17	Life Turn LLC	\$4.00	1353	7/1/2024	6/30/2029	\$1,509.72	5 Year	3% Annual Increase
18	Available	\$4.00	1000					Included as vacancy
Total			17,369			\$21,607.73		

GROSS ANNUAL INCOME:		FINANCING CRITERIA: based on Current Rent Roll	
Current Rental Income	\$259,292.76	Purchase Price:	\$ 2,050,000.00
CAM	\$45,912.00	Down Payment:	\$ 512,500.00
		Amount Financed:	\$ 1,537,500.00
Gross Income	\$305,204.76	Annual Principal and Interest:	\$ 113,299.61

ANNUAL EXPENSES:			
Taxes Est. 2024	\$ 37,161.64		
Trash	\$ 4,207.00		
Water/Sewer	\$ 3,977.98		
Electric	\$ 1,750.98		
Landscaping/Snow Removal	\$ 12,937.36	NOI:	\$ 195,728.14
Capital Reserve (5%)	\$ 16,454.00	Less P&I:	\$ 113,299.61
Repairs & Maintenance (5%)	\$ 16,454.00	ROI:	\$ 82,428.54
Vacancy (6%) Included unit 18	\$ 12,964.60	Cash on Cash Return:	16%
Misc. Janitorial Services	\$ 2,340.00	5.5%- 25 Year Amortization	
Misc. Extermination	\$ 610.52		
Misc.			
Misc.			
Total Expenses	\$ 109,476.62		
Net Operating Income	\$195,728.14		

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SALES PRICE: \$2,050,000.00 **CAP RATE: 9.5%**