



**AVAILABLE
FOR SALE**

\$1,845,000.00

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DAYCARE FOR SALE

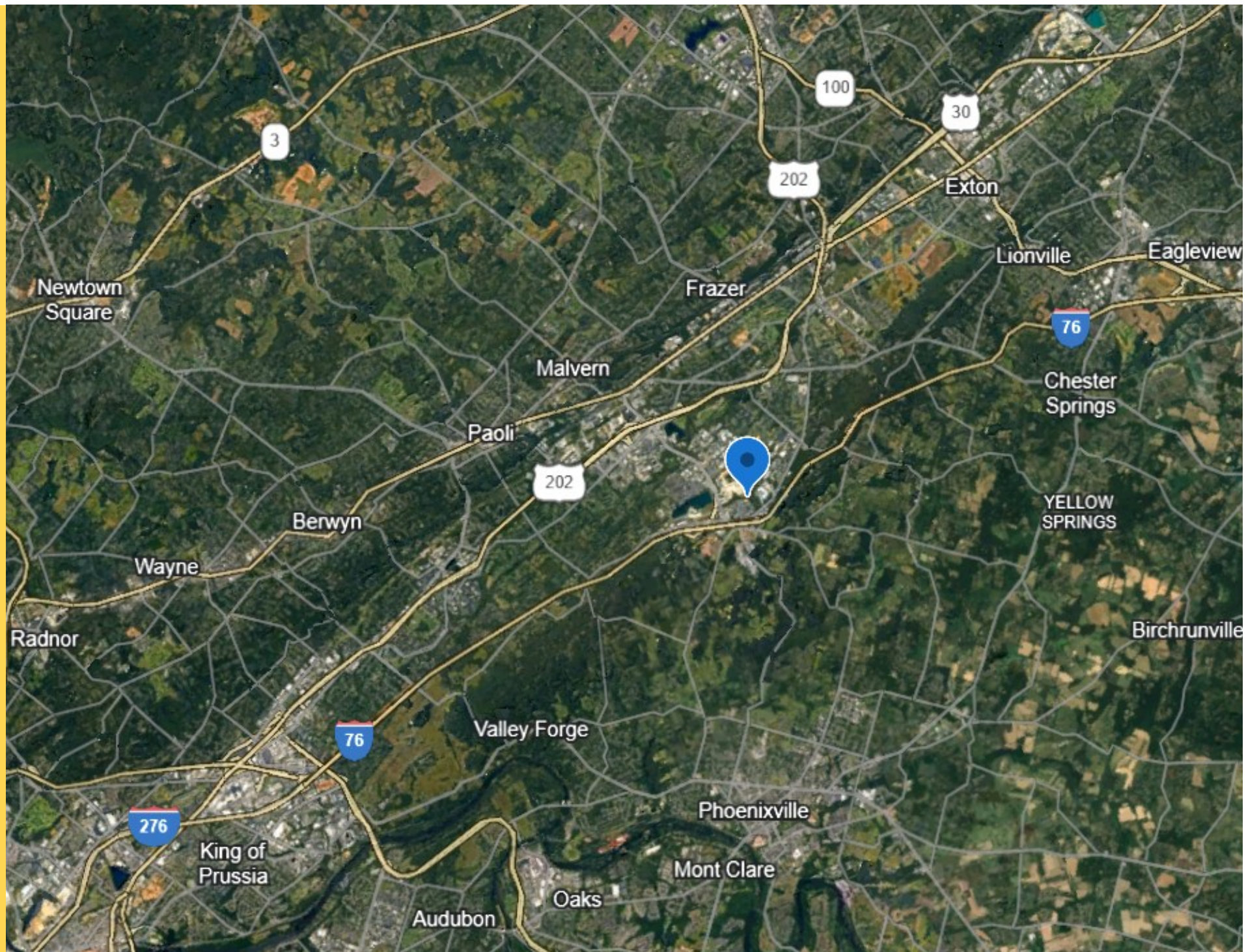


LOCATION: 65 General Warren Blvd, Malvern, PA 19355

PROPERTY HIGHLIGHTS:

- ◆ NNN INVESTMENT OPPORTUNITY
- ◆ NATIONAL TENANT
- ◆ 7.1% CAPITALIZATION RATE
- ◆ DAY CARE FACILITY SINCE 1997
- ◆ LOCATED IN COMMONS AT GREAT VALLEY CORPORATE CENTER
- ◆ LESS THAN 1/2 MILES FROM PA TURNPIKE
- ◆ DEMOGRAPHICS WITHIN 5 MI: POPULATION +/- 95,333 & AHI \$148,864

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.



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INCOME AND EXPENSE REPORT

65 General Warren Blvd, Malvern, PA 19355 - KinderCare Center

NNN

Unit/Apt #	Tenant Name	Lease Type	NRSF	Start Date	End Date	Current Rent	Renewal Option	Comments
	KinderCare	NNN	7,784	8/1/2017	7/31/2028	\$ 11,145.83	1 5yr option	
Total			7,784			\$ 11,145.83		

GROSS ANNUAL INCOME:		FINANCING CRITERIA: based on Current Rent Roll	
Current Rental Income	\$133,749.96	Purchase Price:	\$ 1,845,000.00
CAM		Down Payment:	\$ 461,250.00
		Amount Financed:	\$ 1,383,750.00
		Annual Principal and Interest:	\$ 112,118.62
Gross Income	\$133,749.96		
ANNUAL EXPENSES:			
Taxes	Tenant		
Insurance *Buyer to verify their own Insurance Rates	Tenant		
Trash	Tenant		
Water/Sewer	Tenant		
Electric	Tenant		
Landsacaping/Snow Removal	Tenant		
Capital Reserve (4%)	\$ 5,350.00	NOI:	\$ 128,399.96
Management Fee (7%)	\$ -	Less P&I:	\$ 112,118.62
Vacancy (5%)	\$ -	ROI:	\$ 16,281.34
Misc. (Heat)		Cash on Cash Return:	4%
Misc. (Inspections)		6.75%- 25 Year Amortization	
Misc. (Back Flow)		*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.	
Misc.			
Total Expenses	\$ 5,350.00		
Net Operating Income	\$128,399.96		

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SALES PRICE: \$1,845,000.00

CAP RATE: 7.0%