

Sale



*201-203 N. Aberdeen Avenue
Wayne, PA 19087*

CAPITAL COMMERCIAL
REAL ESTATE

3748 West Chester Pike
Newtown Square, PA 19073
Phone: 610-359-9700
Fax: 610-359-9750
www.CapitalComRe.com



- ◆ INVESTMENT OPPORTUNITY ON THE MAIN LINE
- ◆ 3-2 Bedroom Apartments, 1-1 Bedroom Apartment, Sooki Garment Care & Tailoring. NOI \$58,442.93 CAP Rate 7%, Cash on Cash 7%
- ◆ One Block from Rt. 30 Lancaster Avenue.

SALE PRICE: \$840,000.00

Agent Contact:

Amy Yangello
Cell: 610-716-1649
Email: Ayangello@capitalcomre.com

INCOME AND EXPENSE REPORT

Property Address: 201 N Aberdeen Ave, Wayne PA 19087
 Property Type: Commercial

Unit #	Tenant Name	Lease Type	NRSF	Start Date	End Date	Renewal Option	Monthly Rent	Comments (Rent Escalations, Extension Options, Reimbursements, Early Termination, % of Sales, etc.)
201	Sooki Cleaners			5/1/15	4/30/25		\$ 2,300.00	
201/A	Apt 1			11/1/16	3/31/19		\$ 995.00	
201/B	Apt 2						\$ 995.00	
203	Apt 3						\$ 1,025.00	projected \$995
203/B	Apt 4			9/1/17	9/30/18		\$ 1,050.00	
	Utility Charge Income						\$ 284.08	\$3409 divided by 12
	Other/Misc Income						\$ 173.83	\$2806 divided by 12
Total			0				\$ 6,822.91	

GROSS ANNUAL INCOME:

Rental Income	\$ 81,874.92
Vacancy Allowance 3%	\$ 2,456.25
CAM Reconciliation	
Gross Income	\$ 79,418.67

FINANCING CRITERIA:

Purchase Price:	\$ 840,000.00
Down Payment:	\$ 210,000.00
Amount Financed:	\$ 630,000.00
Annual Principal and Interest:	\$ 43,999.20

Rate	Amortiz	20 yr	25 yr
	4.00%	6.06	5.28
	4.25%	6.19	5.42
	4.50%	6.33	5.56
	4.75%	6.46	5.70
	5%	6.61	5.82

ANNUAL EXPENSES:

Taxes	\$ 9,758.00
Insurance	\$ 2,932.00
Water/Sewer	\$ -
Electric	\$ -
Trash	\$ -
Landscape/Snow Removal	\$ -
Capital Reserve Dues 5%	\$ 4,093.75
Utilities	\$ 3,828.00
Licenses	\$ 250.00
Local Taxes	\$ 114.00
Misc.	
Misc.	
Misc.	
Misc.	
Total Expenses	\$ 20,975.75

NOI:	\$ 58,442.93
Less P&I:	\$ 43,999.20
ROI:	\$ 14,443.73
Cash on Cash Return:	7.0%
5% - 25 Year Amortization	

Mtgage Factor	4.25%	5.42
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***Remarks:**

Sooki Cleaners

Net Operating Income \$ 58,442.93

IF SALES PRICE: \$840,000.00

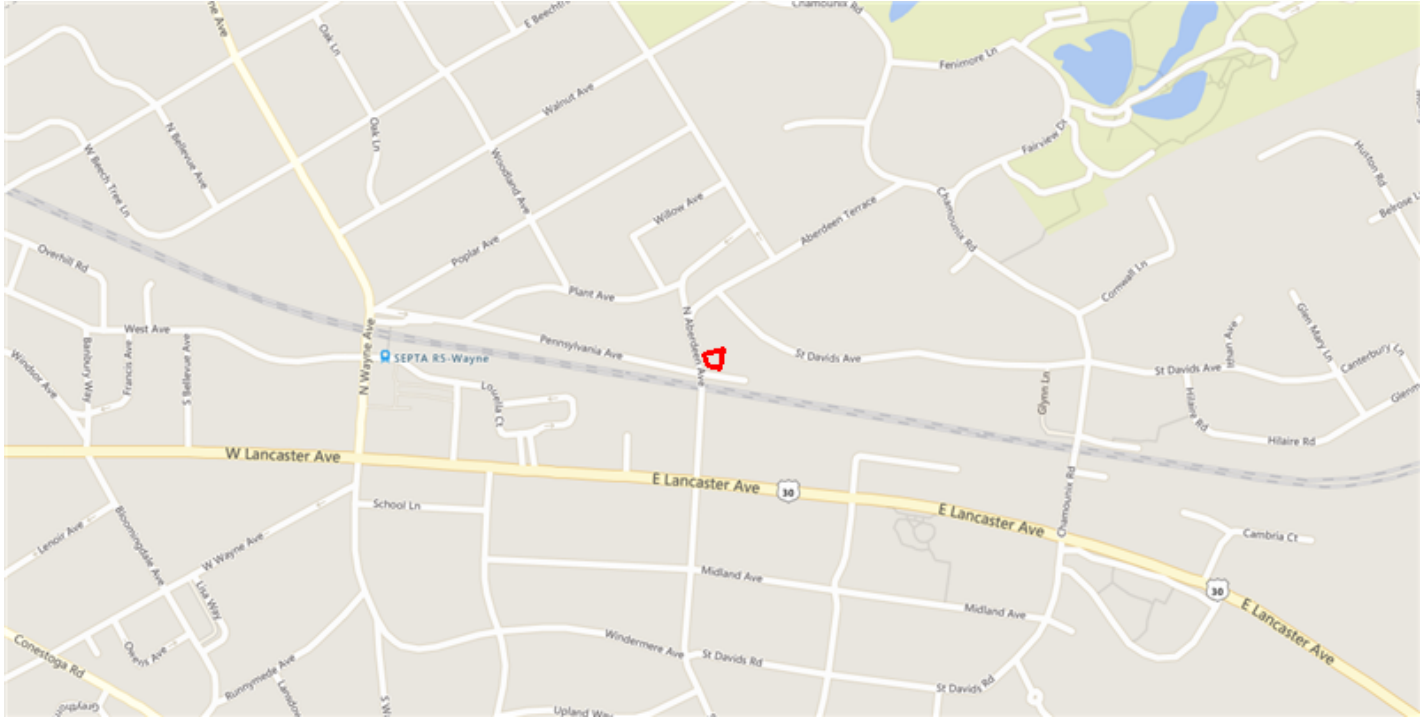
CAP RATE:

7.0%

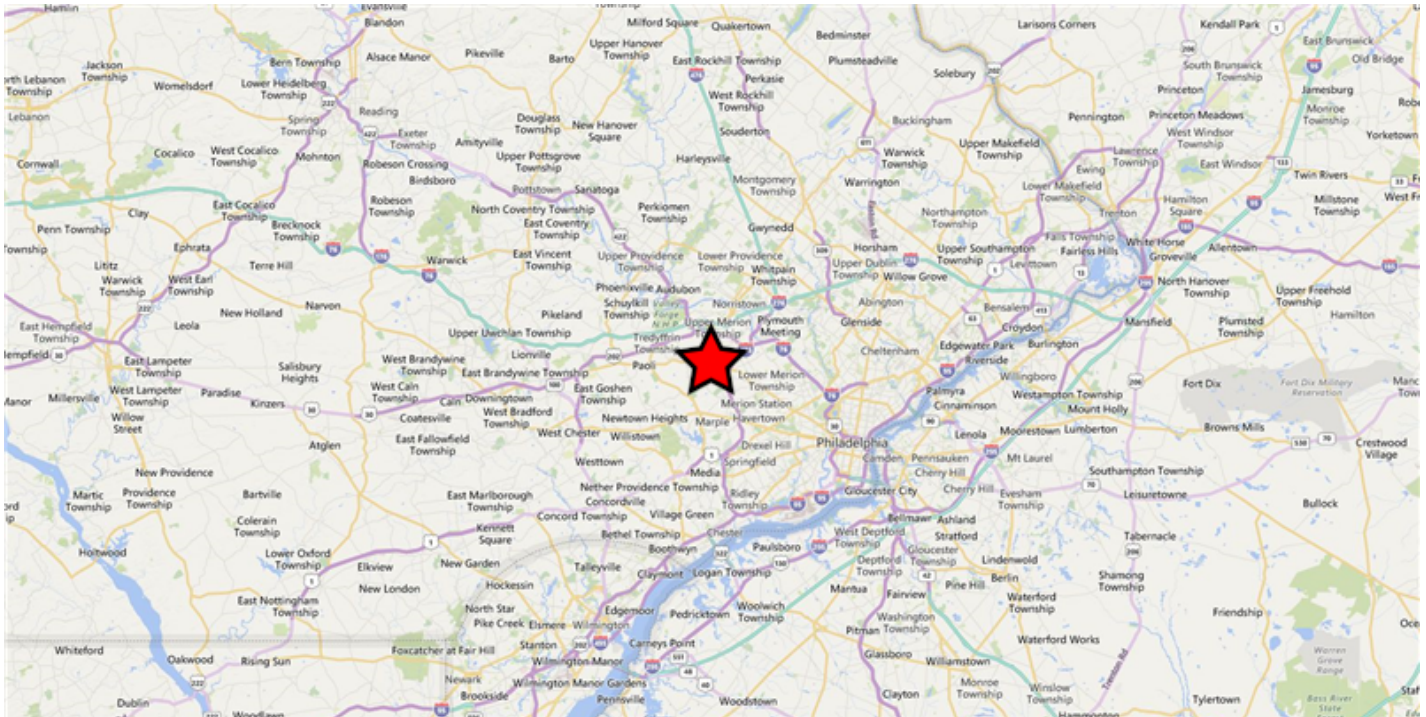
Neighborhood & Regional Map

201 N ABERDEEN AVE BLDG 1 WAYNE PA 19087

Neighborhood

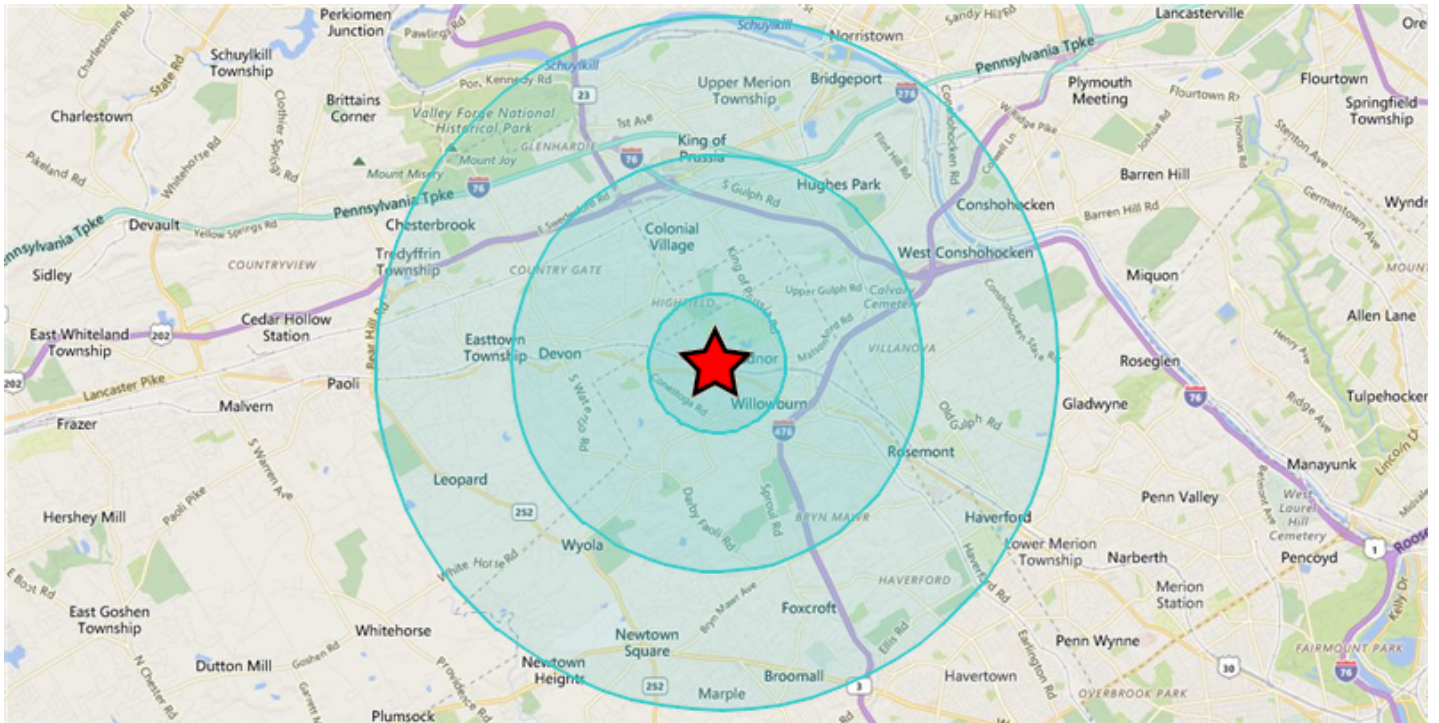


Regional



Demographics

201 N ABERDEEN AVE BLDG 1 WAYNE PA 19087



Area and Density

	1 Mile	3 Miles	5 Miles
Area (Square Miles)	2.74	26.97	81.95
Density(Population Per Square Mile)	3,124	2,051	1,884

General Population Characteristics

	1 Mile	3 Miles	5 Miles
Male	4,108	26,720	73,764
Female	4,454	28,602	80,625
Density	3,124	2,051	1,884
Urban	8,562	55,322	153,769
Rural	--	--	620

Population By Year

	1 Mile	3 Miles	5 Miles
Population (1990)	6,522	50,486	145,148
Population (2000)	7,888	52,662	148,529
Population (2010)	8,504	54,241	150,716
Population (Current)	8,562	55,322	154,389
Population (5 Yr. Forecast)	8,803	57,220	159,935
Percent Growth (Current Yr./Previous Yr.)	1.35%	2.11%	2.47%
Percent Forecast (5 Yr. Forecast/Current Yr.)	3.31%	3.57%	3.65%

Population By Age

	1 Mile	3 Miles	5 Miles
Median Age	34	39	42
Aged 0 to 5	400	3,169	8,800
Aged 6 to 11	548	4,038	10,540
Aged 12 to 17	729	4,312	11,375
Aged 18 to 24	2,583	9,911	19,053
Aged 25 to 34	657	5,111	17,666
Aged 35 to 44	732	5,865	17,376
Aged 45 to 54	956	7,184	20,421
Aged 55 to 64	857	7,186	20,500
Aged 65 to 74	599	4,912	15,257
Aged 75 to 84	309	2,411	8,734
Aged 85+	192	1,223	4,667
Total Population	8,562	55,322	154,389

Population By Race

	1 Mile	3 Miles	5 Miles
White Alone	7,312	45,874	126,921
Black Alone	442	2,753	7,241
Asian Alone	536	4,992	15,017
Native American and Alaska Native Alone	13	51	212
Other Race Alone	72	391	1,528
Two or More Races	187	1,261	3,470

Population By Ethnicity

	1 Mile	3 Miles	5 Miles
Hispanic	330	1,743	5,265
White Non-Hispanic	7,091	44,680	123,559

General Income Characteristics

	1 Mile	3 Miles	5 Miles
Median Household Income	\$137,196	\$146,087	\$131,681
Total Household Income	\$554,797,556	\$3,711,112,710	\$9,952,444,505
Average Household Income	\$216,380	\$191,987	\$167,996
Per Capita Income	\$64,798	\$67,082	\$64,463
Avg Family Income	\$295,024	\$239,896	\$200,638
Family Income, Per Capita	\$93,336	\$76,912	\$65,202

Families by Income

	1 Mile	3 Miles	5 Miles
Family High Income Avg	\$486,453	\$395,722	\$362,133
Under \$15,000	1	152	616
\$15,000 - \$24,999	10	173	581
\$25,000 - \$34,999	36	238	836
\$35,000 - \$49,999	56	502	1,700
\$50,000 - \$74,999	103	1,041	3,405
\$75,000 - \$99,999	132	1,132	3,785
\$100K - \$125K	129	1,045	3,820
\$125K - \$150K	138	1,094	3,790
\$150K - \$200K	166	1,494	5,004
Over \$200K	787	5,842	14,078

General Household Characteristics

	1 Mile	3 Miles	5 Miles
Households (Current)	2,564	19,330	59,242
Families	1,558	12,713	37,615
Average Size of Household	2.42	2.53	2.45
Median Age of Householder	54	53	54
Median Value Owner Occupied	\$842,952	\$550,177	\$459,107
Median Rent	\$1,078	\$1,323	\$1,196
Median Vehicles Per Household	2	2	2
Housing Units	2,847	20,719	64,282
Owner Occupied Units	1,532	13,675	41,661
Renter Occupied Units	1,032	5,655	17,581
Vacant Units	283	1,389	5,040

Households by Income

	1 Mile	3 Miles	5 Miles
Under \$15,000	131	771	2,862
\$15,000 - \$24,999	95	645	2,396
\$25,000 - \$34,999	123	767	2,720
\$35,000 - \$49,999	184	1,223	4,130
\$50,000 - \$74,999	260	2,009	6,643
\$75,000 - \$99,999	261	2,089	6,591
\$100K - \$125K	208	1,611	5,694
\$125K - \$150K	193	1,467	5,304
\$150K - \$200K	248	2,103	6,612
Over \$200K	861	6,645	16,290
Total Households	2,564	19,330	59,242

Households by Rent Value

	1 Mile	3 Miles	5 Miles
Under \$250	23	66	308
\$250-\$499	--	9	353
\$500-\$749	69	207	1,546
\$750-\$999	264	1,085	3,682
\$1,000-\$1,249	159	1,643	4,117
\$1,250-\$1,499	306	1,144	3,239
\$1,500-\$1,999	128	788	2,228
Over \$2,000	33	488	1,379
Total Renter Occupied Units	1,032	5,655	17,581

Households by Year Built

	1 Mile	3 Miles	5 Miles
Median Year Built	1950	1962	1964
Built 2010 or Later	292	1,978	6,160
Built 2000 to 2009	143	960	3,558
Built 1980 to 1989	150	1,870	6,428
Built 1970 to 1979	225	2,444	7,737
Built 1960 to 1969	364	3,371	9,548
Built 1950 to 1959	380	4,163	12,790
Built 1940 to 1949	159	1,333	4,201
Built 1939 or Earlier	34	1,180	3,777
Total Households (2000)	2,546	18,958	57,105
Total Households (2010)	2,507	18,797	57,609
Total Households (Current)	2,564	19,330	59,242
Total Households (5 Yr. Forecast)	2,670	20,113	61,589
Percent Growth (Current Yr./Previous Yr.)	2.64%	2.59%	2.71%
Percent Forecast (5 Yr. Forecast/Current Yr.)	4.15%	4.07%	3.95%

Households by Inhabitants

	1 Mile	3 Miles	5 Miles
Median Size	2.53	2.68	2.61
1 Person	866	5,251	17,302
2 Person	763	6,491	19,801
3 Person	342	3,035	9,456
4 Person	331	2,818	7,801
5 Person	186	1,234	3,449
6 Person	64	387	1,018
7 or More Person	12	114	415
Total Households	2,564	19,330	59,242

Employment By Place Of Business

	1 Mile	3 Miles	5 Miles
Total Employees	11,041	58,915	175,248
Total Establishments	447	2,302	6,928

Employment Travel Time

	1 Mile	3 Miles	5 Miles
Work at Home	559	2,204	5,266
Travel Time under 15min	1,295	7,372	20,107
Travel Time 15-29min	983	7,600	22,645
Travel Time 30-59min	957	6,610	20,179
Travel Time 60-89min	65	1,212	3,641
Travel Time over 90min	67	559	1,459
Population	8,562	55,322	154,389

Education Attainment Over 25

	1 Mile	3 Miles	5 Miles
Less than High School	70	727	3,722
High School	425	3,931	17,071
Some College	264	3,172	11,305
Associate's Degree	162	1,465	5,087
Bachelor's Degree	1,775	12,408	35,614
Master's Degree	1,117	7,280	19,421
Professional Degree	351	3,065	7,626
Doctorate Degree	138	1,844	4,775
Total Population	8,562	55,322	154,389

Retail Sales

	1 Mile	3 Miles	5 Miles
Motor Vehicles	\$39,654,000	\$85,626,000	\$1,276,119,000
Furniture and Home Furnishings	\$20,550,000	\$52,740,000	\$220,697,000
Electrical and Appliances	\$7,884,000	\$34,692,000	\$100,409,000
Building Materials and Garden	\$9,564,000	\$51,438,000	\$119,286,000
Food and Beverage	\$69,320,000	\$155,113,000	\$357,323,000
Health and Personal Care	\$10,035,000	\$54,093,000	\$148,921,000
Gasoline Stations	\$10,129,000	\$23,594,000	\$93,413,000
Clothing and Accessories	\$15,689,000	\$126,800,000	\$415,128,000
Sporting Goods	\$7,022,000	\$29,069,000	\$81,221,000
General Merchandise	\$11,984,000	\$11,984,000	\$75,110,000
Miscellaneous	\$12,543,000	\$22,669,000	\$46,729,000
Nonstore Purchases	\$23,979,000	\$111,820,000	\$433,779,000
Food Services	\$35,474,000	\$162,209,000	\$438,421,000
Total Retail Sales	\$273,827,000	\$921,847,000	\$3,806,556,000

Consumer Expenditures

	1 Mile	3 Miles	5 Miles
Total Consumer Expenditures	\$208,943,000	\$1,611,048,000	\$4,691,326,000

Crime Information Index (Range 0-200, US Average = 100)

	1 Mile	3 Miles	5 Miles
Murder Index	71	47	59
Forcible Rape Index	47	33	36
Forcible Robbery Index	62	54	67
Aggravated Assault Index	65	43	55
Burglary Index	53	36	41
Larceny Index	78	69	75
Motor Vehicle Theft Index	56	56	74
EASI Total Crime Index	32	27	43