



**AVAILABLE  
FOR SALE  
\$1,975,000**

**Contact:**

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## INVESTMENT OPPORTUNITY—OPPORTUNITY ZONE!



**LOCATION: 367 E HIGH ST, POTTSTOWN, PA 19464**

### PROPERTY HIGHLIGHTS:

- ◆ Great Investment Opportunity!
- ◆ 7.5% Cap Rate
- ◆ LT Tenancy: Montgomery County and Redner's Markets Have Occupied Since 1991
- ◆ Situated on Main Street in Pottstown!
- ◆ Each Tenant has (1) 5 Year Option to Renew!
- ◆ Neighboring Tenants Include: AutoZone, Rite Aid, Wells Fargo, and more!

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.

**INCOME AND EXPENSE REPORT**

Property Address: 367 E High Street - Pottstown PA 19464  
 Property Type: Investment

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.)
	Montgomery County	Modified Gross	12,000	December 1991	October 2023	(1) 5 Year	\$ 15,954	
	Redner's Markets	NNN - Percentage Plus	4,000	August 1991	August 2022	(1) 5 Year	\$ 2,125	
<b>Total</b>			<b>16,000</b>				<b>\$ 18,079</b>	

**GROSS ANNUAL INCOME:**

Rental Income	\$ 216,947
Vacancy (4%)	\$ 8,678
Redner's Percentage Plus	\$ 26,665
Redner's Recoverables	\$ 11,551
<b>Gross Income</b>	<b>\$ 246,486</b>

**FINANCING CRITERIA:**

Purchase Price:	\$	1,975,000.00
Down Payment:	\$	493,750.00
Amount Financed:	\$	1,481,250.00
Annual Principal and Interest:	\$	101,317.50

**ANNUAL EXPENSES:**

Taxes	\$ 35,290
Insurance	\$ 3,822
Water/Sewer	\$ 6,000
Utilities	Tenant
Repairs/Maintenance/Janitorial	\$ 27,388
Capital Reserve (4%)	\$ 8,678
Common Area Electric	Tenant
Landscaping/Snow Removal	\$ 1,753
Trash	\$ 2,087
Permits	\$ 347
Supplies	\$ 7,311
Parking - Lessig Lot	\$ 5,400
<b>Total Expenses</b>	<b>\$98,076</b>

NOI:	\$	148,409.25
Less P&I:	\$	101,317.50
ROI:	\$	47,091.75
Cash on Cash Return:		9.5%
4.75% - 25 Year Amortization		

Net Operating Income **\$148,409**

**SALES PRICE: \$ 1,975,000**

**CAP RATE: 7.5%**



# Bird's Eye Map View

367 E HIGH ST POTTSTOWN PA 19464

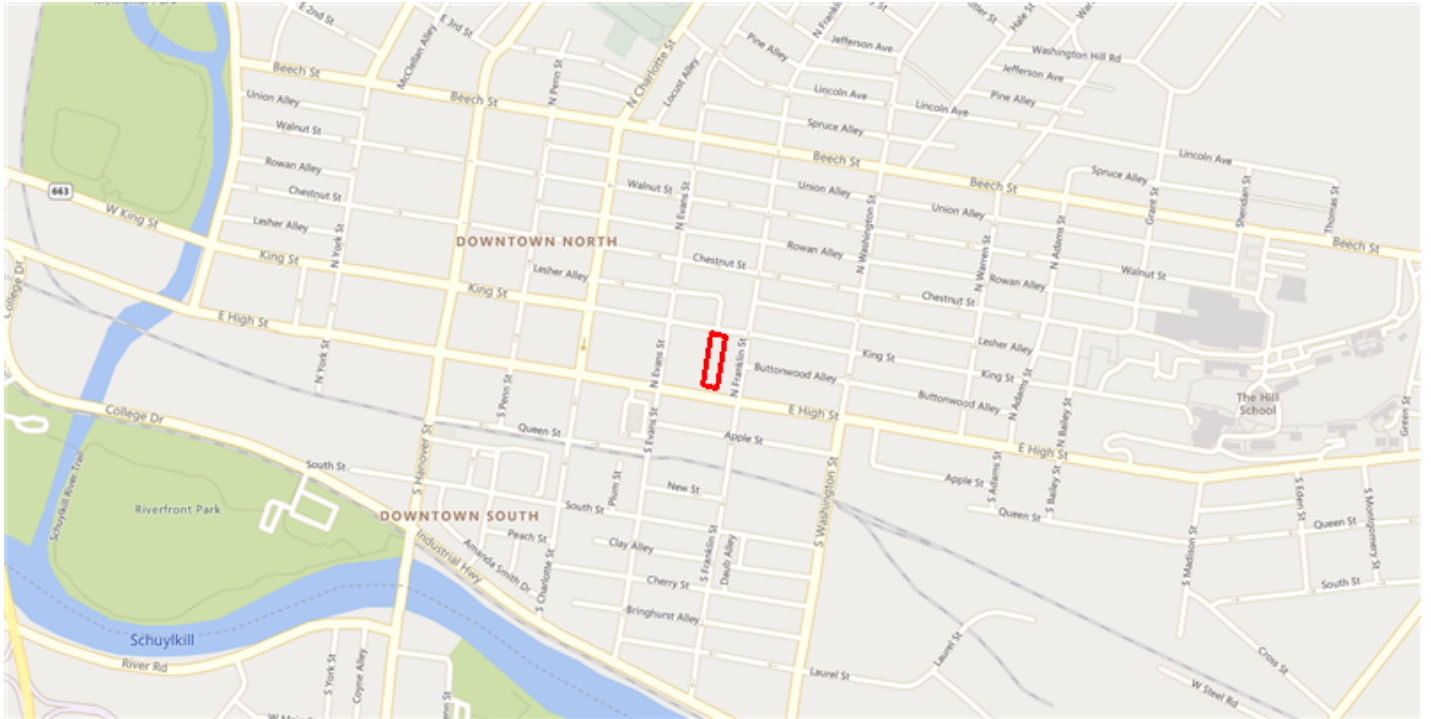




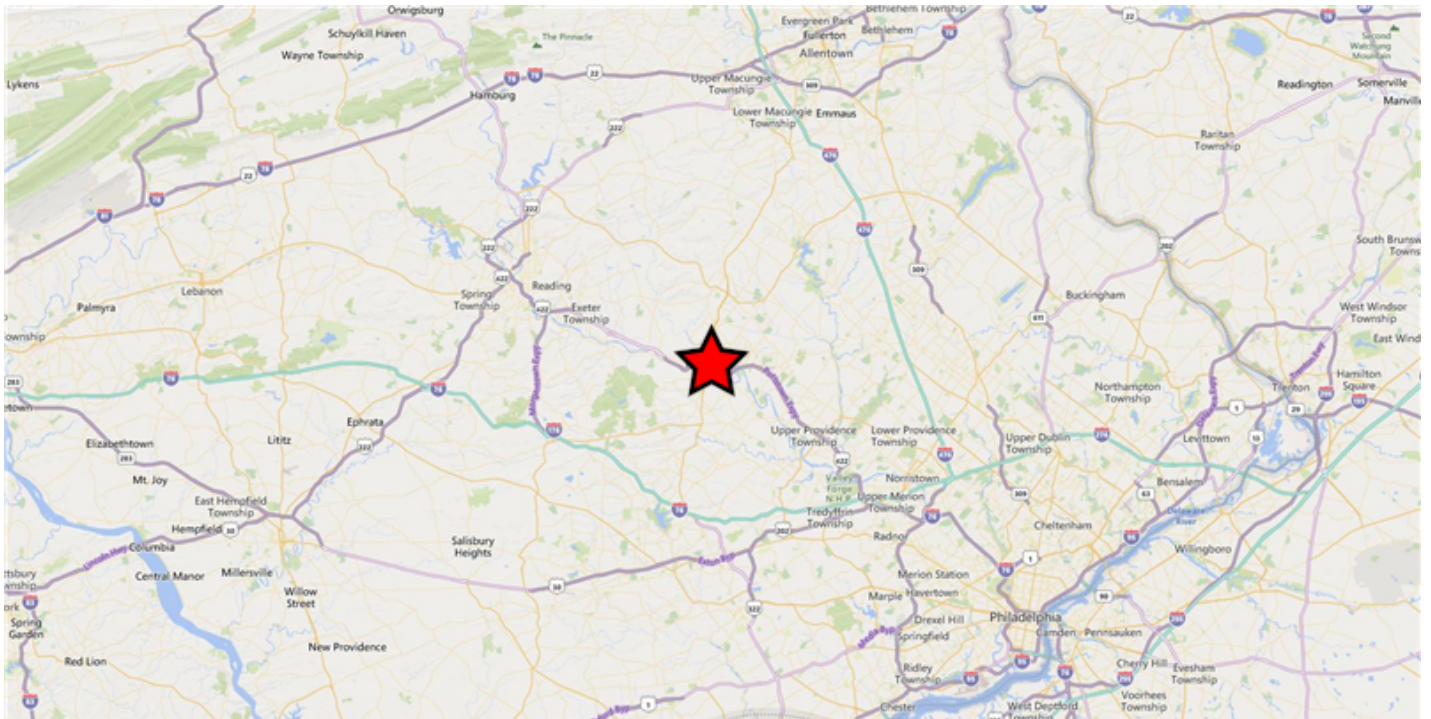
# Neighborhood & Regional Map

367 E HIGH ST POTTSTOWN PA 19464

## Neighborhood

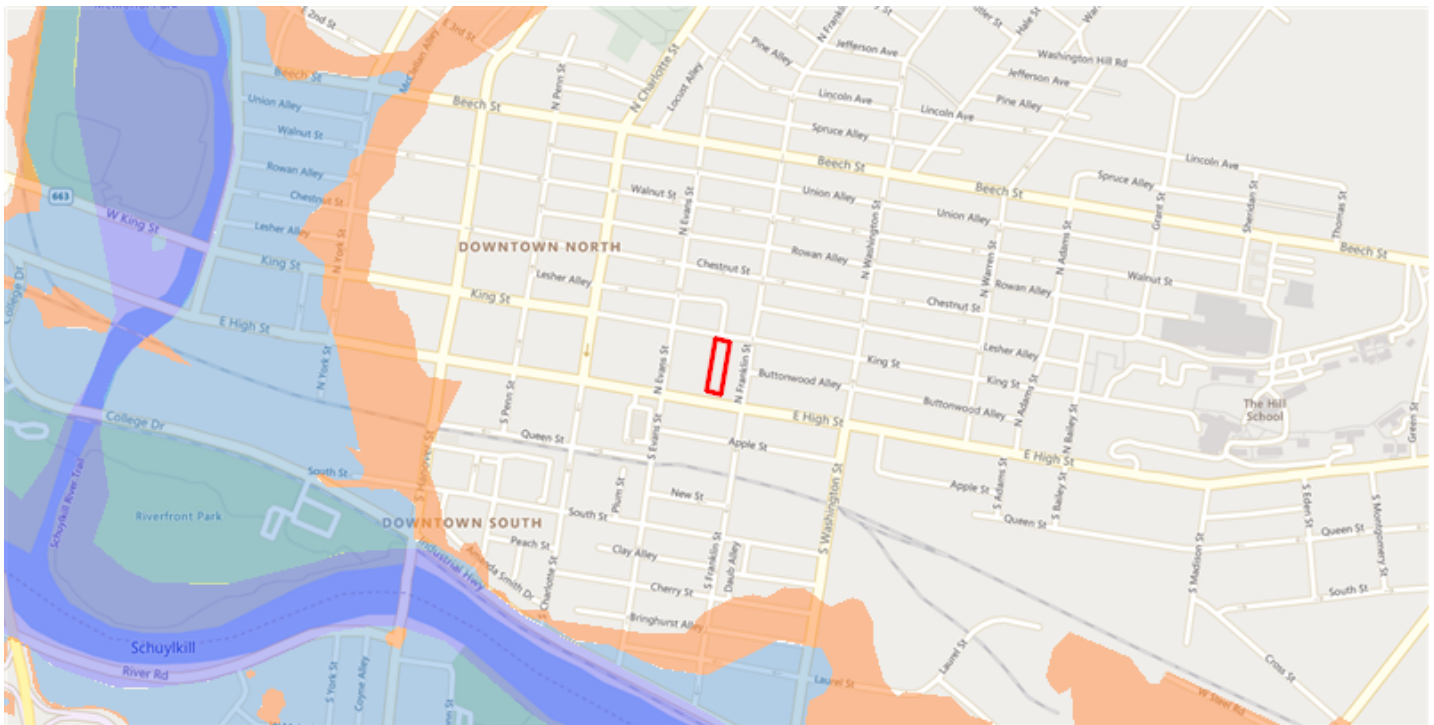


## Regional



# Flood Map Report

367 E HIGH ST POTTSTOWN PA 19464



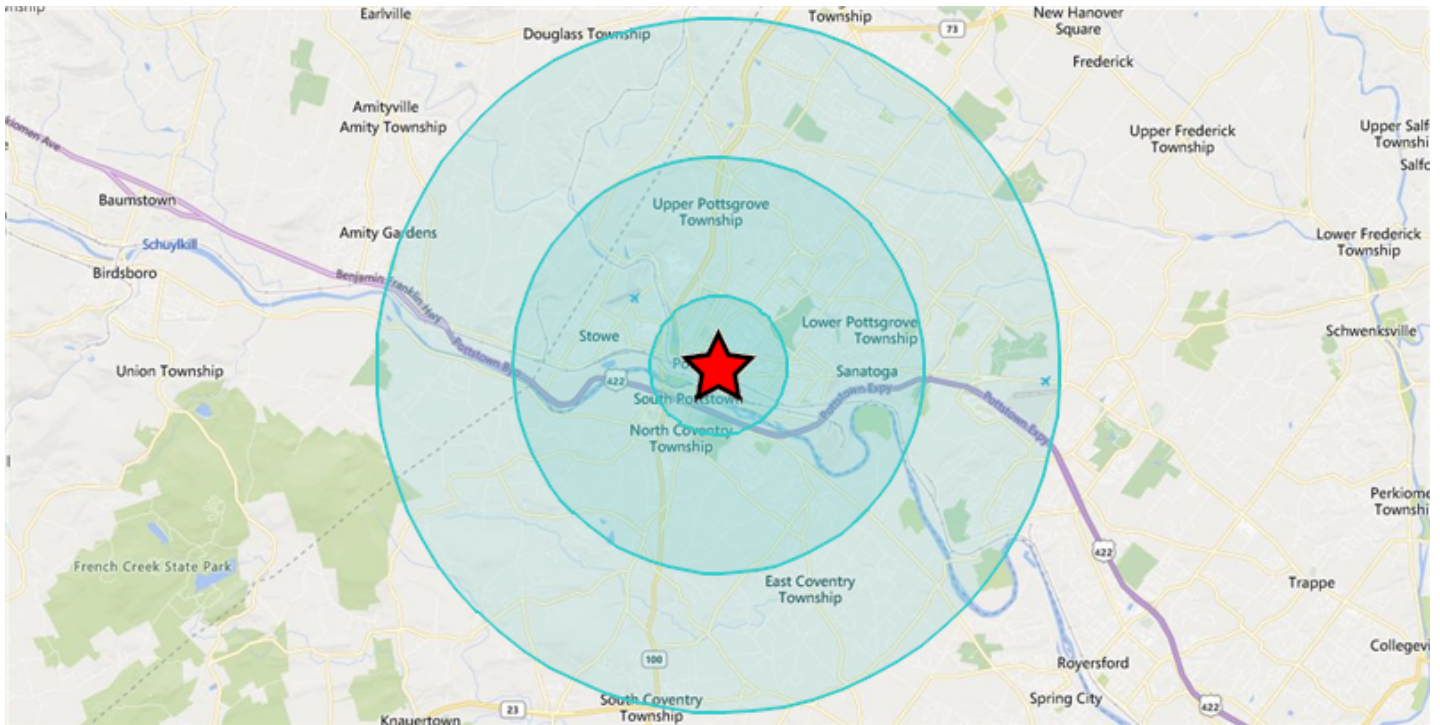
## Legend

### Flood Zone

-  Floodway
-  1% Annual Chance Flood Hazard (100-Year)
-  0.2% Annual Chance Flood Hazard (500-Year)

# Demographics

367 E HIGH ST POTTSTOWN PA 19464



## Area and Density

	1 Mile	3 Miles	5 Miles
Area (Square Miles)	3.35	27.22	82.67
Density(Population Per Square Mile)	4,838	1,870	998

## General Population Characteristics

	1 Mile	3 Miles	5 Miles
Male	7,928	24,594	40,201
Female	8,271	26,314	42,267
Density	4,838	1,870	998
Urban	16,199	50,591	78,377
Rural	--	317	4,091

## Population By Year

	1 Mile	3 Miles	5 Miles
Population (1990)	15,927	42,461	63,807
Population (2000)	15,246	43,992	68,747
Population (2010)	15,618	49,077	79,449
Population (Current)	16,199	50,908	82,468
Population (5 Yr. Forecast)	16,655	52,333	84,767
Percent Growth (Current Yr./Previous Yr.)	3.8%	3.74%	3.71%
Percent Forecast (5 Yr. Forecast/Current Yr.)	2.82%	2.81%	2.8%

## Population By Age

	1 Mile	3 Miles	5 Miles
Median Age	35	38	40
Aged 0 to 5	1,442	4,307	6,479
Aged 6 to 11	1,292	4,046	6,678
Aged 12 to 17	1,205	3,798	6,561
Aged 18 to 24	1,626	4,044	5,861
Aged 25 to 34	2,653	7,713	10,594
Aged 35 to 44	2,015	6,556	11,010
Aged 45 to 54	2,113	6,754	11,675
Aged 55 to 64	1,737	6,168	10,685
Aged 65 to 74	1,504	4,347	6,195
Aged 75 to 84	608	2,227	3,764
Aged 85+	282	1,148	1,813
Total Population	16,199	50,908	82,468

## Population By Race

	1 Mile	3 Miles	5 Miles
White Alone	10,288	39,279	68,794
Black Alone	4,058	7,504	8,242
Asian Alone	158	842	1,414
Native American and Alaska Native Alone	85	155	243
Other Race Alone	609	926	1,077
Two or More Races	1,001	2,202	2,698

## Population By Ethnicity

	1 Mile	3 Miles	5 Miles
Hispanic	1,549	2,909	3,499
White Non-Hispanic	9,649	37,883	67,028



## General Income Characteristics

	1 Mile	3 Miles	5 Miles
Median Household Income	\$50,364	\$80,069	\$91,979
Total Household Income	\$434,932,759	\$1,853,386,574	\$3,336,034,217
Average Household Income	\$65,611	\$92,406	\$105,798
Per Capita Income	\$26,849	\$36,407	\$40,452
Avg Family Income	\$77,664	\$102,398	\$114,614
Family Income, Per Capita	\$24,147	\$33,184	\$36,798

## Families by Income

	1 Mile	3 Miles	5 Miles
Family High Income Avg	\$424,280	\$314,026	\$302,953
Under \$15,000	343	637	788
\$15,000 - \$24,999	279	474	646
\$25,000 - \$34,999	320	656	921
\$35,000 - \$49,999	523	1,275	1,783
\$50,000 - \$74,999	723	2,062	3,043
\$75,000 - \$99,999	516	1,980	3,058
\$100K - \$125K	434	1,908	2,957
\$125K - \$150K	318	1,630	2,701
\$150K - \$200K	179	1,388	3,139
Over \$200K	141	1,220	3,097

## General Household Characteristics

	1 Mile	3 Miles	5 Miles
Households (Current)	6,629	20,057	31,532
Families	3,776	13,230	22,133
Average Size of Household	2.4	2.48	2.55
Median Age of Householder	49	50	52
Median Value Owner Occupied	\$183,189	\$160,984	\$152,741
Median Rent	\$624	\$808	\$864
Median Vehicles Per Household	2	2	2
Housing Units	7,493	21,683	33,802
Owner Occupied Units	2,852	12,904	22,950
Renter Occupied Units	3,777	7,153	8,582
Vacant Units	864	1,626	2,270



## Households by Income

	1 Mile	3 Miles	5 Miles
Under \$15,000	992	1,663	2,036
\$15,000 - \$24,999	722	1,345	1,796
\$25,000 - \$34,999	709	1,514	2,178
\$35,000 - \$49,999	937	2,170	3,254
\$50,000 - \$74,999	1,176	3,166	4,519
\$75,000 - \$99,999	806	2,871	4,212
\$100K - \$125K	510	2,327	3,533
\$125K - \$150K	345	1,984	3,124
\$150K - \$200K	200	1,540	3,403
Over \$200K	232	1,477	3,477
Total Households	6,629	20,057	31,532

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## Households by Rent Value

	1 Mile	3 Miles	5 Miles
Under \$250	330	587	620
\$250-\$499	614	795	905
\$500-\$749	1,685	2,439	2,686
\$750-\$999	743	1,798	2,126
\$1,000-\$1,249	205	688	898
\$1,250-\$1,499	39	245	322
\$1,500-\$1,999	--	269	472
Over \$2,000	--	--	66
Total Renter Occupied Units	3,777	7,153	8,582

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## Households by Year Built

	1 Mile	3 Miles	5 Miles
Median Year Built	1945	1964	1972
Built 2010 or Later	1,145	2,853	4,244
Built 2000 to 2009	74	1,817	4,383
Built 1980 to 1989	332	1,610	2,923
Built 1970 to 1979	442	2,238	3,579
Built 1960 to 1969	526	2,188	3,013
Built 1950 to 1959	716	2,971	4,128
Built 1940 to 1949	629	1,520	1,803
Built 1939 or Earlier	189	1,510	3,540
Total Households (2000)	6,379	17,540	26,287
Total Households (2010)	6,403	19,364	30,421
Total Households (Current)	6,629	20,057	31,532
Total Households (5 Yr. Forecast)	6,844	20,703	32,532
Percent Growth (Current Yr./Previous Yr.)	3.62%	3.6%	3.59%
Percent Forecast (5 Yr. Forecast/Current Yr.)	3.25%	3.23%	3.18%

## Households by Inhabitants

	1 Mile	3 Miles	5 Miles
Median Size	2.55	2.7	2.79
1 Person	2,231	5,307	7,356
2 Person	1,965	6,803	10,924
3 Person	1,152	3,590	5,626
4 Person	684	2,622	4,639
5 Person	320	1,048	1,906
6 Person	134	398	668
7 or More Person	143	289	413
Total Households	6,629	20,057	31,532

## Employment By Place Of Business

	1 Mile	3 Miles	5 Miles
Total Employees	9,246	21,666	30,958
Total Establishments	455	1,222	1,977

## Employment Travel Time

	1 Mile	3 Miles	5 Miles
Work at Home	126	723	1,673
Travel Time under 15min	2,445	7,004	9,859
Travel Time 15-29min	--	--	--
Travel Time 30-59min	1,965	8,035	13,862
Travel Time 60-89min	455	2,371	4,159
Travel Time over 90min	106	625	1,085
Population	16,199	50,908	82,468

## Education Attainment Over 25

	1 Mile	3 Miles	5 Miles
Less than High School	1,926	3,817	5,208
High School	4,590	13,345	20,523
Some College	1,734	6,016	9,921
Associate's Degree	797	2,646	4,391
Bachelor's Degree	1,122	6,181	11,624
Master's Degree	389	2,217	4,133
Professional Degree	50	367	652
Doctorate Degree	26	124	437
Total Population	16,199	50,908	82,468

## Retail Sales

	1 Mile	3 Miles	5 Miles
Motor Vehicles	\$124,217,000	\$202,255,000	\$318,137,000
Furniture and Home Furnishings	\$1,022,000	\$3,274,000	\$5,311,000
Electrical and Appliances	\$10,537,000	\$15,371,000	\$18,854,000
Building Materials and Garden	\$10,856,000	\$23,044,000	\$42,702,000
Food and Beverage	\$84,662,000	\$128,017,000	\$187,837,000
Health and Personal Care	\$20,579,000	\$36,598,000	\$65,735,000
Gasoline Stations	\$19,186,000	\$36,411,000	\$67,124,000
Clothing and Accessories	\$2,962,000	\$4,062,000	\$9,781,000
Sporting Goods	\$611,000	\$1,382,000	\$2,976,000
General Merchandise	\$16,676,000	\$29,061,000	\$47,487,000
Miscellaneous	\$6,214,000	\$9,160,000	\$20,200,000
Nonstore Purchases	\$49,733,000	\$83,743,000	\$98,007,000
Food Services	\$37,024,000	\$59,260,000	\$102,054,000
Total Retail Sales	\$384,279,000	\$631,638,000	\$986,205,000

## Consumer Expenditures

	1 Mile	3 Miles	5 Miles
Total Consumer Expenditures	\$353,238,000	\$1,283,101,000	\$2,176,883,000