

# SALE INVESTMENT

132 S. Main Street, Greensburg, PA 15601



## HIGHLIGHTS

- Turn-key investment opportunity available in the renovated historic former Masonic Temple w/ elevator
- Size of building: app 12,000 sq.ft.
- Located in the heart of the Downtown Greensburg Business District. One block away from the Westmoreland County Courthouse. Within close proximity to Seton Hill University, Westmoreland Hospital, and various other retail and professional office spaces.
- Traffic Count: 12,000 +/- vehicles per day
- Current tenants include:
  - Zimmer Kunz Attorneys
  - BPU Investment Management, Inc.
  - King & Associates, Inc.
- Zoning: C2
- Taxes: \$10,060
- 100% leased | Cap Rate: 10.63%

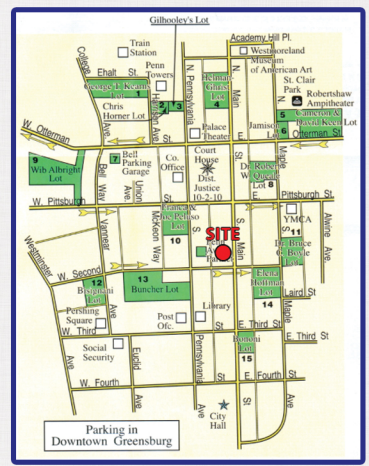
ASKING PRICE: **\$800,000**

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2017 Population	13,486	45,842	74,334
Med. HH Income	\$39,985	\$53,218	\$55,058



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COMMERCIAL BROKER



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# FINANCIALS

RENT ROLL / INCOME / EXPENSE

## MULTI TENANT INVESTMENT

### FINANCIAL ANALYSIS (ACTUALS)

Tenant	Sq Ft	Lease Commence	Lease Expiration	Annual Base Rent	Rent Per SF	Annual TAX/CAM	Lease Type	Options
King & Associates, Inc. (1st Floor)	2,275	6/1/16	12/31/20	\$ 19,200	\$ 8.44	NA	+ water & sewage	(2) three year
King & Associates, Inc. (2nd Floor)	2,275	1/1/18	12/31/20	\$ 19,200	\$ 8.44	NA	+ water & sewage	(2) three year
Berkowitz Pierchelski, Inc.	2,275	4/1/02	12/31/20	\$ 26,400	\$ 11.60	NA	+ water & sewage	
Zimmer Kunz	2,275	4/30/03	4/30/20	\$ 48,000	\$ 21.10	NA	+ water & sewage	(1) two year
<b>TOTALS</b>	<b>9100</b>			<b>\$112,800</b>				

<b>Base Rent</b>	<b>\$ 112,800</b>
CAM/TAX Reimbursement	\$ 2,000
<b>Effective Gross Income</b>	<b>\$ 114,800</b>
Less Expenses	\$ 29,734
<b>Net Operating Income</b>	<b>\$ 85,066</b>

List Price	\$ 800,000	
Cap Rate	10.63%	
% Down Payment	20%	\$ 188,800
Interest Rate	5%	
Number of Payments (15 years)		180
Debt Service	\$ (58,000)	
Net Cash Flow After Debt Service	\$ 27,066	
Cash on Cash Return		14%

Expenses	2017
Accounting	\$ 1,025
Insurance	\$ 3,581
Real Estate Taxes	\$ 10,060
Elevator	\$ 1,602
Cleaning/Maintenance	\$ 7,195
Security System	\$ 1,392
Management/Office Expenses	\$ 2,285
Utilities	\$ 2,594
<b>TOTAL EXPENSES</b>	<b>\$ 29,734</b>



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