



INVESTMENT OPPORTUNITY



**AVAILABLE
FOR SALE
\$400,000**

**OFFICE SPACE FOR
LEASE**

LOCATION: 4 E Maple Ave., Brookhaven, PA 19015

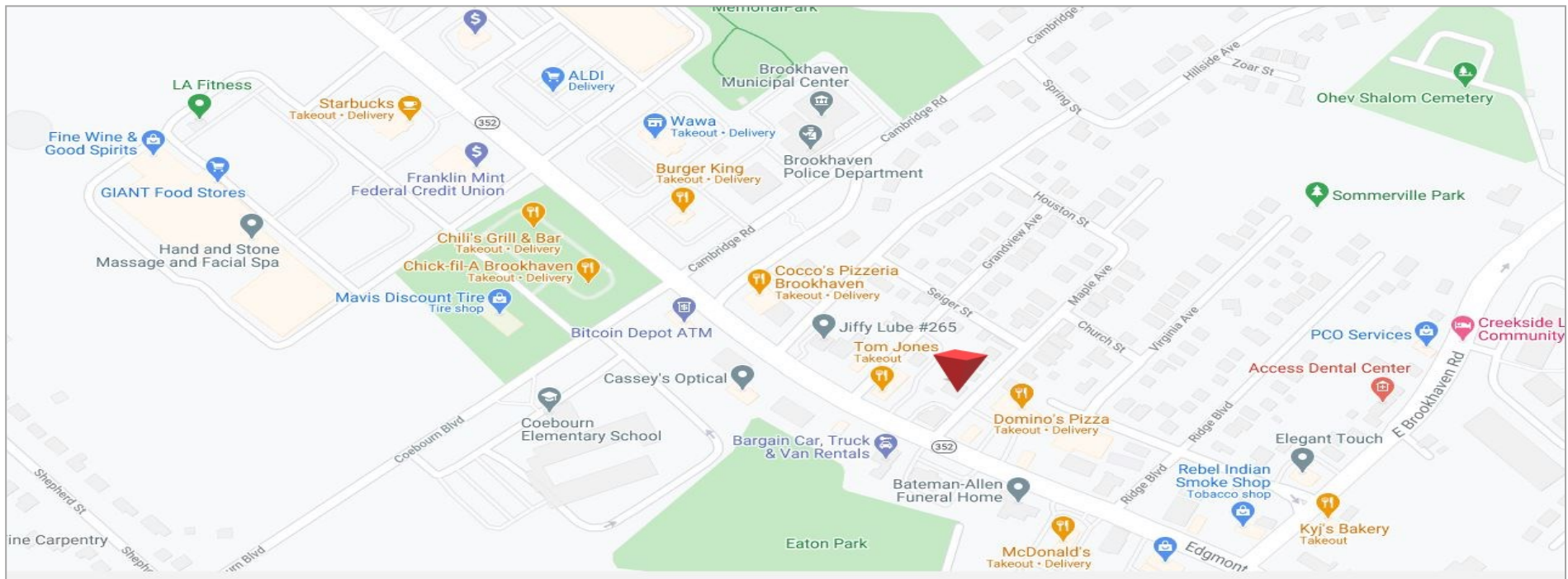
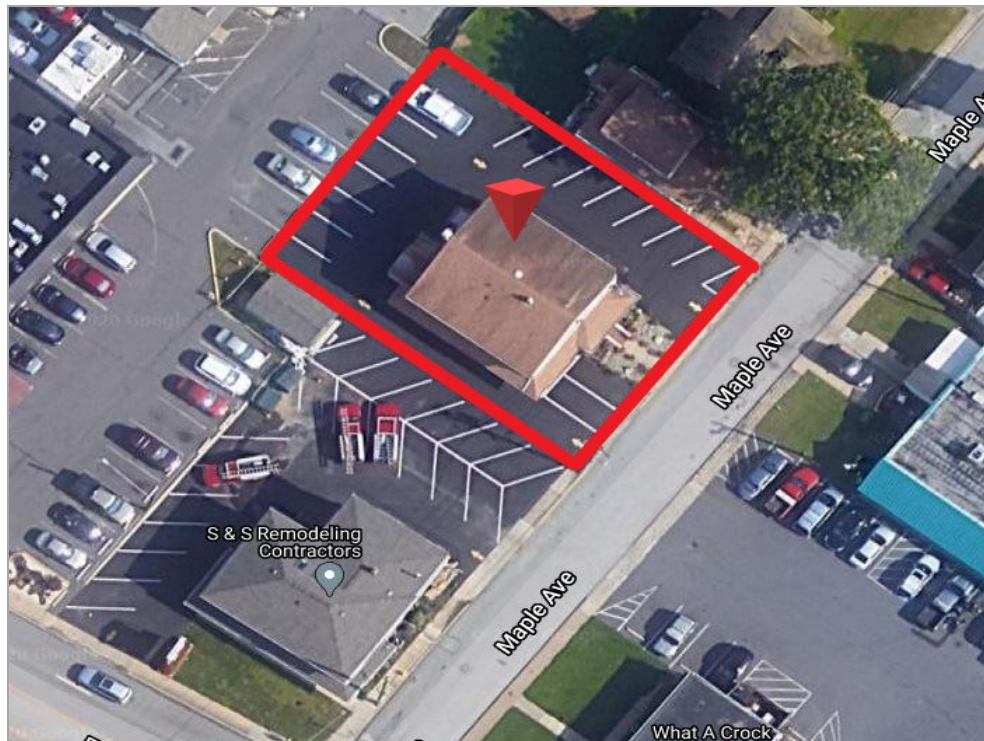
PROPERTY HIGHLIGHTS:

- ◆ OFFICE SPACE +/- 600 SF AVAILABLE FOR LEASE
- ◆ APT A: 3 BEDRM & 2 BATHRM; APT B: 1 BEDRM & 1 BATHRM; COMMERCIAL KITCHEN AT REAR OF BUILDING
- ◆ 35,992 +/- AADT
- ◆ CAP RATE: 8.2%
- ◆ DEMOGRAPHICS WITHIN 5 MI: POPULATION +/- 213,243 & AHI +/- \$93,210
- ◆ ZONING: C-30
- ◆ HARDWOOD FLOORS; AMPLE PAVED PARKING; BASEMENT STORAGE; EASY ACCESS TO RT. 352, RESTAURANTS, & SHOPPING CENTERS

Contact:

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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 maybe in cooperation with another broker.



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INCOME AND EXPENSE REPORT

Property Address: 4 E Maple Ave., Brookhaven, PA 19015
 Property Type: Investment

Unit #	Tenant Name	Lease Type	NRSF	Date	Date	Renewal Option	Monthly Rent	Comments
	Apt A 3 Bedrm, 2 Bathrm						\$ 1,650.00	
	Apt B 1 Bedrm, 1 Bathrm						\$ 600.00	
	Commercial Kitchen Rear						\$ 600.00	
	Office Space Front						\$ 1,500.00	AVAILABLE
Total			0				\$ 4,350.00	

GROSS ANNUAL INCOME:

Rental Income	\$52,200.00
Vacancy 5%	\$ 2,610.00
Gross Income	\$49,590.00

FINANCING CRITERIA:

Purchase Price:	\$	400,000.00
Down Payment:	\$	100,000.00
Amount Financed:	\$	300,000.00
Annual Principal and Interest:	\$	19,008.00

ANNUAL EXPENSES:

Taxes	\$ 8,182.00
Insurance	\$ 1,200.00
Utilities	Tenants
Trash	Tenants
Electric	Tenants
Maintenance (5%)	\$ 2,610.00
Capital Reserve (4%)	\$ 2,088.00
Management (5%)	\$ 2,610.00
<i>Leasee is Responsible for:</i>	
Misc.	
Misc.	
Misc.	
Misc.	
Misc.	
Total Expenses	\$ 16,690.00

NOI:	\$	32,900.00
Less P&I:	\$	19,008.00
ROI:	\$	13,892.00
Cash on Cash Return:		14%
4% - 25 Year Amortization		

Net Operating Income **\$ 32,900.00**

SALES PRICE: \$400,000.00 **CAP RATE:** 8.2%

4 E Maple Ave



Office - Delaware County
Submarket
Brookhaven, PA 19015

3,150
SF RBA

1950 / 2020
Built / Renov

650
Available SF

\$400K
Sale Price

\$126.98
Price/SF



Exterior-getting painted



Side Exterior

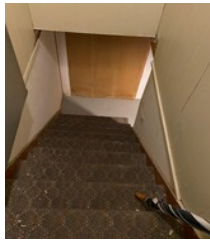


Kitchenette

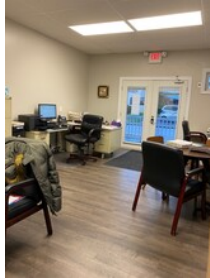


Clean Bahroom





Steps to the Basement for Storage



Available Office Suite



Natural Light



Storage