



# INVESTMENT OPPORTUNITY

**AVAILABLE  
FOR SALE**

INVESTMENT  
OPPORTUNITY



**LOCATION: 128 YALE AVENUE, MORTON, PA**

## PROPERTY HIGHLIGHTS:

- ◆ TENANT: US POST OFFICE
- ◆ 4,801 SQFT BUILDING
- ◆ LONG TERM LEASE W/OPTIONS
- ◆ NOI: 57,853.72
- ◆ SALES PRICE: \$800,000.00
- ◆ CAP RATE: 7.2%

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**INCOME AND EXPENSE REPORT**

Property Address: 128 Yale Avenue, Morton, PA  
 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.) |
|--------------|----------------|------------|--------------|------------|----------|----------------|--------------------|---|
|              | US Post Office |            | 4,801        | 2/11/2013  | 2/11/18  | 2              | \$ 5,400.00        | Currently Renewed   |
|              |                |            |              | 2/18/2018  | 2/11/23  | 3              | \$ 5,670.00        |   |
|              |                |            |              | 2/11/2023  | 2/10/28  | 4              | \$ 5,953.00        |   |
|              |                |            |              |            |          |                |                    |   |
|              |                |            |              |            |          |                |                    |   |
|              |                |            |              |            |          |                |                    |   |
| <b>Total</b> |                |            | <b>4,801</b> |            |          |                | <b>\$ 5,674.33</b> | <b>Average</b>  |

|                             |              |
|-----------------------------|--------------|
| <b>GROSS ANNUAL INCOME:</b> |              |
| Rental Income               | \$ 68,092    |
| Vacancy (5%)                |              |
| CAM Reconciliation          |              |
| Gross Income                | \$ 68,092.00 |

|                                |               |
|--------------------------------|---------------|
| <b>FINANCING CRITERIA:</b>     |               |
| Purchase Price:                | \$ 800,000.00 |
| Down Payment:                  | \$ 200,000.00 |
| Amount Financed:               | \$ 600,000.00 |
| Annual Principal and Interest: | \$ 36,504.00  |

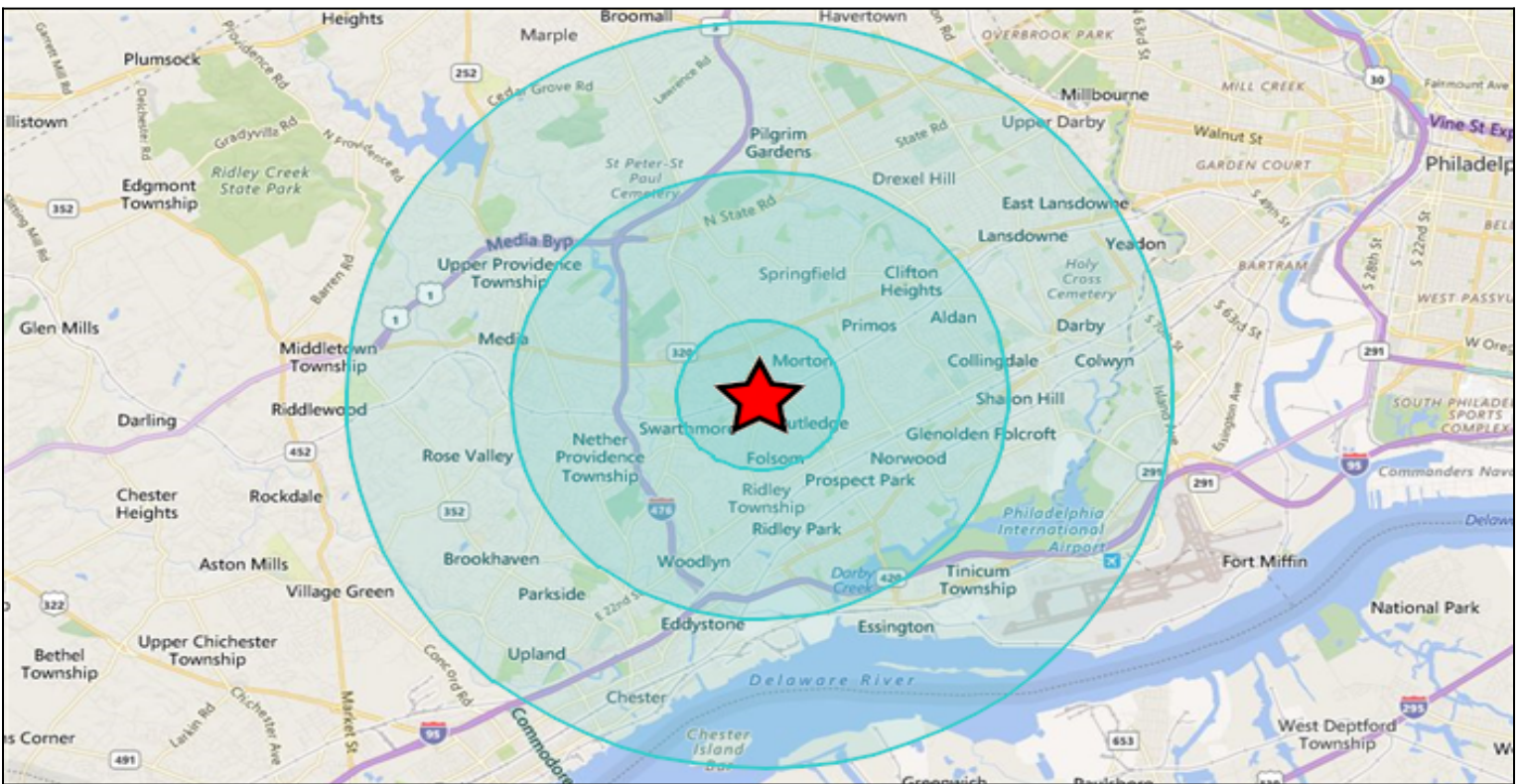
|                               |              |
|-------------------------------|--------------|
| <b>ANNUAL EXPENSES:</b>       |              |
| Taxes                         | Tenant       |
| Insurance                     | \$ 2,500.00  |
| Water/Sewer                   | \$ 600.00    |
| Heat/AC Maintenance Contracts | \$ 500.00    |
| Electric/Gas                  | Tenant       |
| Landscape/Snow Removal        | \$ 510.00    |
| Repairs/Maintenance (5%)      | \$ 3,404.60  |
| Capital Reserve (4%)          | \$ 2,723.68  |
| Permits/License               | Tenant       |
| Misc.                         |              |
| Misc.                         |              |
| Misc.                         |              |
| Misc.                         |              |
| Misc.                         |              |
| NNN/CAM Expenses              |              |
| Total Expenses                | \$ 10,238.28 |

|                             |              |
|-----------------------------|--------------|
| NOI:                        | \$ 57,853.72 |
| Less P&I:                   | \$ 36,504.00 |
| ROI:                        | \$ 21,349.72 |
| Cash on Cash Return:        | 10.7%        |
| 4.5% - 25 Year Amortization |              |

Net Operating Income \$ 57,853.72

**SALES PRICE: \$800,000.00**

**CAP RATE: 7.2%**



| Description                                     | 1 Mile   | 3 Mile   | 5 Mile    |
|---|----------|----------|-----------|
| <b>Area &amp; Density :</b>                     |          |          |           |
| Area (Square Miles) :                           | 3.467189 | 29.72255 | 69.176415 |
| Density(Population Per Square Mile) :           | 5,294.5  | 5,161.6  | 5,246.4   |
| <b>Population By Year</b>                       |          |          |           |
| Population (1990) :                             | 16,830   | 158,275  | 373,159   |
| Population (2000) :                             | 17,851   | 155,036  | 365,655   |
| Population (2010) :                             | 18,222   | 152,477  | 361,277   |
| Population (Current) :                          | 18,357   | 153,415  | 362,930   |
| Population (5 Yr. Forecast) :                   | 18,491   | 154,535  | 365,553   |
| Percent Growth (Current Yr./Previous Yr.) :     | .73      | .6       | .48       |
| Percent Forecast (5 Yr. Forecast/Current Yr.) : | .73      | .73      | .74       |
| <b>Households By Year</b>                       |          |          |           |
| Households (1990) :                             | 6,422    | 59,240   | 140,372   |
| Households (2000) :                             | 6,844    | 60,232   | 141,068   |
| Households (2010) :                             | 6,881    | 59,228   | 138,373   |
| Households (Current) :                          | 6,903    | 59,377   | 138,577   |
| Households (5 Yr. Forecast) :                   | 7,069    | 60,819   | 141,942   |
| Percent Growth (Current Yr./Previous Yr.) :     | .32      | .26      | .16       |
| Percent Forecast (5 Yr. Forecast/Current Yr.) : | 2.4      | 2.43     | 2.43      |

| Description                               | 1 Mile      | 3 Mile        | 5 Mile         |
|---|-------------|---------------|----------------|
| <b>General Population Characteristics</b> |             |               |                |
| Male :                                    | 8,844       | 73,266        | 174,755        |
| Female :                                  | 9,513       | 80,149        | 188,175        |
| Density :                                 | 5,294.5     | 5,161.6       | 5,246.4        |
| Urban :                                   | 18,357      | 153,415       | 362,930        |
| Rural :                                   |             |               |                |
| <b>General Household Characteristics</b>  |             |               |                |
| Households (Current) :                    | 6,903       | 59,377        | 138,577        |
| Families :                                | 4,934       | 39,194        | 88,964         |
| Average Size of Household :               | 2.66        | 2.57          | 2.61           |
| Median Age of Householder :               | 52          | 51            | 50             |
| Median Value Owner Occupied (\$) :        | 271,017.27  | 216,042.73    | 194,973.74     |
| Median Rent (\$) :                        | 905.45      | 732.88        | 713.26         |
| Median Vehicles Per Household :           | 2           | 2             | 2              |
| <b>General Housing Characteristics</b>    |             |               |                |
| Housing Units :                           | 7,189       | 62,444        | 148,074        |
| Owner Occupied Units :                    | 5,608       | 44,802        | 96,070         |
| Renter Occupied Units :                   | 1,295       | 14,575        | 42,507         |
| Vacant Units :                            | 286         | 3,067         | 9,497          |
| <b>Population By Race</b>                 |             |               |                |
| White Alone :                             | 15,897      | 130,941       | 239,604        |
| Black Alone :                             | 1,262       | 13,259        | 97,396         |
| Asian Alone :                             | 764         | 5,436         | 13,822         |
| Native American and Alaska Native Alone : | 26          | 211           | 627            |
| Other Race Alone :                        | 88          | 699           | 3,304          |
| Two or More Races :                       | 320         | 2,869         | 8,177          |
| <b>Population By Ethnicity</b>            |             |               |                |
| Hispanic :                                | 375         | 3,340         | 11,126         |
| White Non-Hispanic :                      | 15,696      | 129,026       | 235,178        |
| <b>General Income Characteristics</b>     |             |               |                |
| Median Household Income (\$) :            | 84,924.10   | 75,694.25     | 67,401.76      |
| Total Household Income (\$) :             | 672,619,722 | 5,056,563,908 | 10,702,596,686 |
| Average Household Income (\$) :           | 97,439      | 85,160        | 77,232         |
| Per Capita Income (\$) :                  | 36,641      | 32,960        | 29,489         |
| <b>Consumer Expenditures</b>              |             |               |                |
| Total Consumer Expenditures (\$) :        | 421,467     | 3,405,796     | 7,240,222      |
| Total Retail Sales (\$) :                 | 110,820     | 2,133,507     | 4,406,243      |
| <b>Employment By Place Of Business</b>    |             |               |                |
| Total Employees :                         | 2,319       | 47,466        | 145,741        |
| Total Establishments :                    | 240         | 3,505         | 8,467          |

