

*For Sale*

CAPITAL COMMERCIAL  
REAL ESTATE

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Newtown Square, PA 19073  
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*390 Reed Road  
Broomall, PA 19008*



- ♦ Investment Opportunity
- ♦ +/- 17,000 Sq/Ft Mixed Use Building
- ♦ Located in the Highly Sought After Lawrence Park Business Park
- ♦ Solid Tenant Base with Long-Term Leases
- ♦ Logistically Located Near I-476 & I-95

## Agent Contact:

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# INCOME AND EXPENSE REPORT

Property Address: 390 Reed Road, Broomall, PA 19008  
 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.)
1	National Mailing		8,000	1/1/2018	12/31/2023	(2) 5 YR	\$ 7,756	2.5% YR
2	Bradley Communications		4,000	3/31/2017	3/30/2022		\$ 3,416	2.5% YR
3	Available (Office)	Contract Out	4,200				\$ 5,103	
4	Flex Space		1,200				\$ 1,000	
	AT&T Cell Tower			11/1/2017	10/31/2022	(1) 5 YR - (1) 4 YR	\$ 1,883	3% YR
Total			17,400				\$ 19,158	

## GROSS ANNUAL INCOME:

Rental Income	\$ 229,890
Vacancy (5%)	\$ 11,495
CAM Reconciliation	\$ 24,488
Tax Reimbursement - AT&T Cell Tower	\$ 2,047
Gross Income	\$ 244,931

## FINANCING CRITERIA:

Purchase Price:	\$ 1,600,000.00
Down Payment:	\$ 400,000.00
Amount Financed:	\$ 1,200,000.00
Annual Principal and Interest:	\$ 82,080.00

## ANNUAL EXPENSES:

Taxes (Both Parcels)	\$ 46,147
Insurance (Khaj Panossian - The Blake Agency)	\$ 5,886
Water	\$ 2,366
Gas	\$ 3,059
Electric	\$ 24,488
Landscape/Snow Removal	\$ 10,003
Repairs/Maintenance (5%)	\$ 11,495
Capital Reserve (4%)	\$ 9,196
Trash (Opdenaker - New Contractor - 610-459-3515 (ext. 508 - Brad)	\$ 2,580
Pump Maintenance Contract	\$ 350
Commercial Utilities Consultants	\$ 673
Misc.	
Misc.	
Misc.	
Misc.	
Total Expenses	\$ 116,242

NOI:	\$ 128,688.81
Less P&I:	\$ 82,080.00
ROI:	\$ 46,608.81
Cash on Cash Return:	11.7%
4.75% - 25 Year Amortization	

Net Operating Income	\$ 128,689
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SALES PRICE: \$1,600,000

CAP RATE: 8.0%



## Bird's Eye Map View

390 REED RD BROOMALL PA 19008





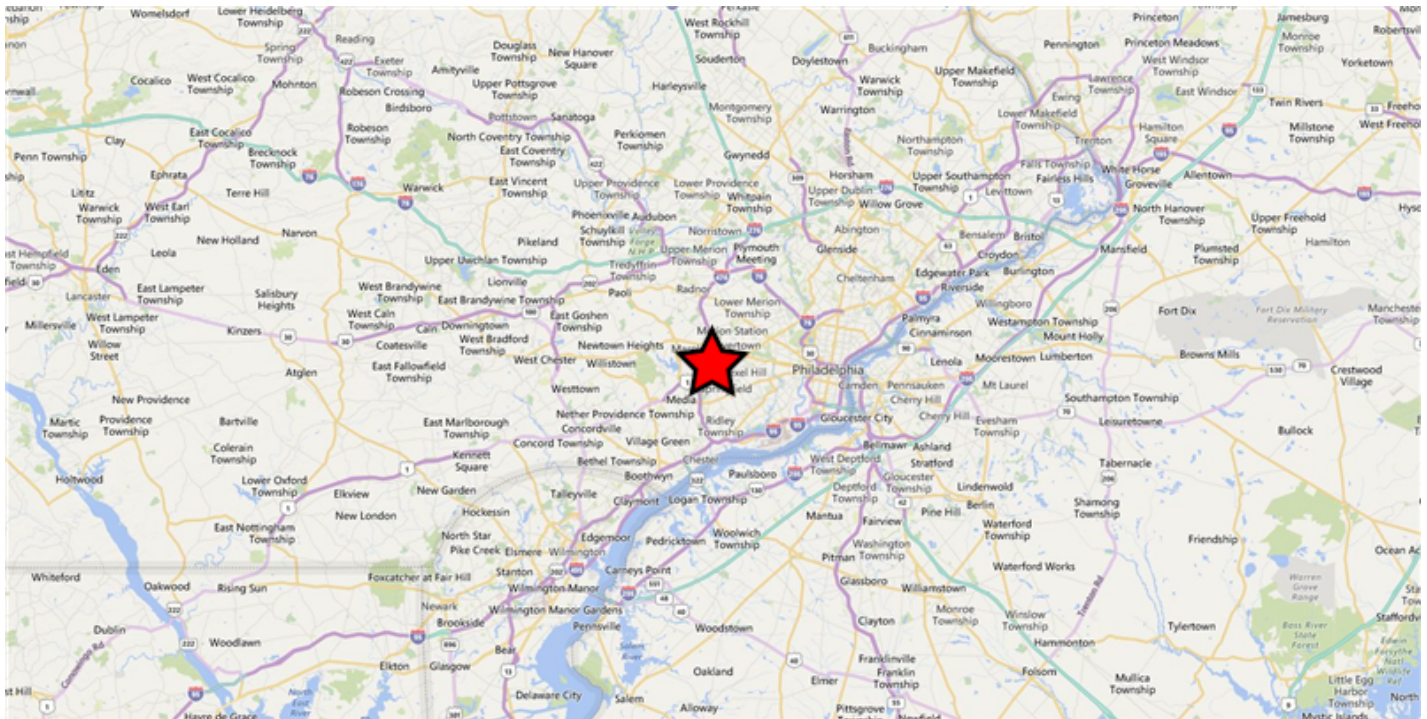
# Neighborhood & Regional Map

## 390 REED RD BROOMALL PA 19008

### Neighborhood

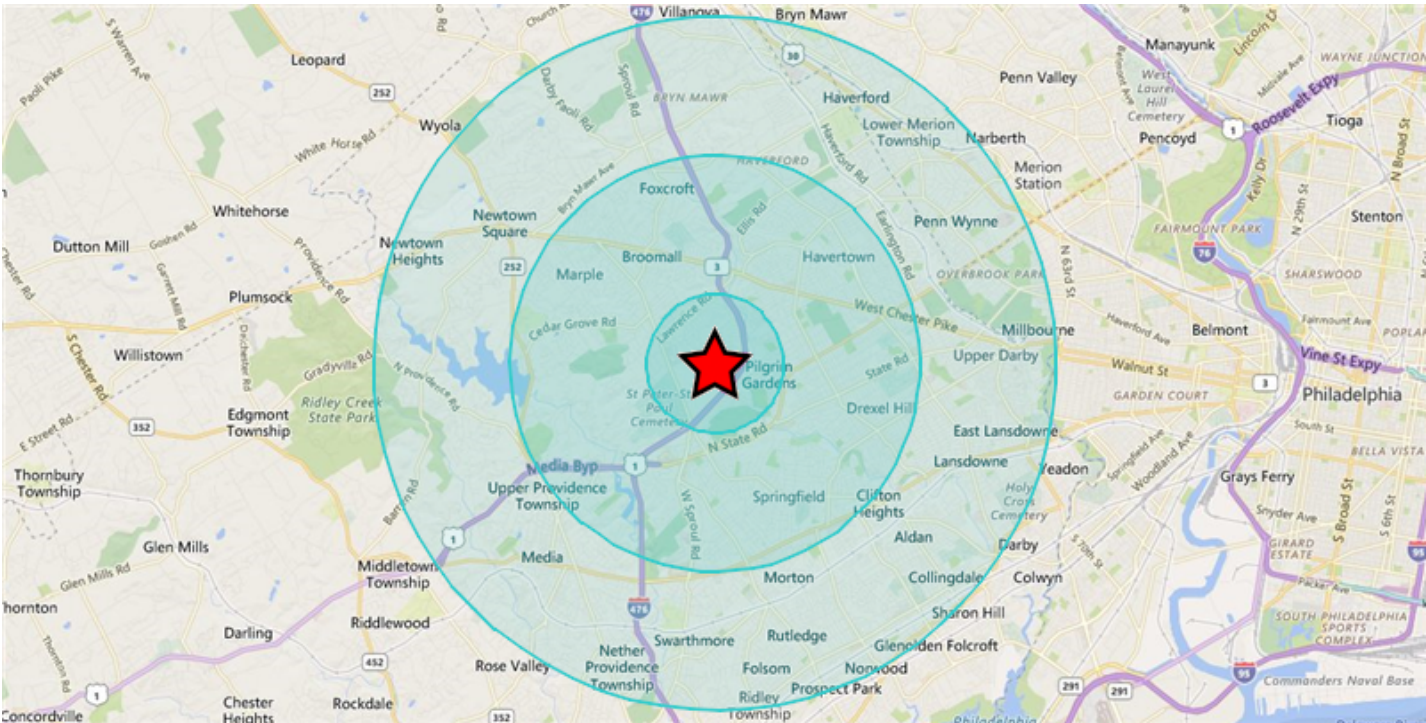


### Regional



# Demographics

## 390 REED RD BROOMALL PA 19008



### Area and Density

	1 Mile	3 Miles	5 Miles
Area (Square Miles)	2.89	29.29	77.02
Density(Population Per Square Mile)	3,252	4,164	4,554

### General Population Characteristics

	1 Mile	3 Miles	5 Miles
Male	4,594	58,616	166,803
Female	4,795	63,336	183,934
Density	3,252	4,164	4,554
Urban	9,389	121,952	350,725
Rural	--	--	12

**Population By Year**

	1 Mile	3 Miles	5 Miles
Population (1990)	9,368	123,946	348,133
Population (2000)	9,321	122,439	346,176
Population (2010)	9,200	120,623	346,563
Population (Current)	9,389	121,952	350,737
Population (5 Yr. Forecast)	9,751	126,730	364,263
Percent Growth (Current Yr./Previous Yr.)	2.17%	1.07%	1.12%
Percent Forecast (5 Yr. Forecast/Current Yr.)	3.84%	3.93%	3.86%

**Population By Age**

	1 Mile	3 Miles	5 Miles
Median Age	45	43	40
Aged 0 to 5	543	8,129	24,173
Aged 6 to 11	629	8,621	25,502
Aged 12 to 17	767	9,434	27,056
Aged 18 to 24	685	8,599	32,925
Aged 25 to 34	950	14,530	45,668
Aged 35 to 44	1,060	14,378	42,509
Aged 45 to 54	1,437	17,513	48,496
Aged 55 to 64	1,284	17,228	46,892
Aged 65 to 74	1,088	11,500	29,636
Aged 75 to 84	693	7,555	17,912
Aged 85+	253	4,465	9,968
Total Population	9,389	121,952	350,737

**Population By Race**

	1 Mile	3 Miles	5 Miles
White Alone	8,214	107,055	247,124
Black Alone	292	5,122	64,135
Asian Alone	731	7,154	26,355
Native American and Alaska Native Alone	6	143	559
Other Race Alone	25	513	3,359
Two or More Races	121	1,965	9,205

**Population By Ethnicity**

	1 Mile	3 Miles	5 Miles
Hispanic	120	2,262	10,945
White Non-Hispanic	8,131	105,639	241,851

### General Income Characteristics

	1 Mile	3 Miles	5 Miles
Median Household Income	\$107,450	\$103,499	\$94,528
Total Household Income	\$417,984,570	\$5,607,825,998	\$15,379,874,859
Average Household Income	\$122,218	\$120,177	\$114,069
Per Capita Income	\$44,519	\$45,984	\$43,850
Avg Family Income	\$137,649	\$139,630	\$136,227
Family Income, Per Capita	\$43,001	\$43,666	\$43,066

### Families by Income

	1 Mile	3 Miles	5 Miles
Family High Income Avg	\$282,218	\$283,209	\$285,498
Under \$15,000	95	524	2,754
\$15,000 - \$24,999	62	650	2,777
\$25,000 - \$34,999	74	997	3,896
\$35,000 - \$49,999	173	2,131	7,132
\$50,000 - \$74,999	309	4,149	12,479
\$75,000 - \$99,999	320	4,353	12,342
\$100K - \$125K	317	4,262	11,043
\$125K - \$150K	348	4,051	9,528
\$150K - \$200K	434	5,219	11,405
Over \$200K	490	6,669	16,928

### General Household Characteristics

	1 Mile	3 Miles	5 Miles
Households (Current)	3,420	46,663	134,830
Families	2,622	33,005	90,284
Average Size of Household	2.76	2.63	2.57
Median Age of Householder	57	56	53
Median Value Owner Occupied	\$322,460	\$285,945	\$268,115
Median Rent	\$879	\$937	\$935
Median Vehicles Per Household	2	2	2
Housing Units	3,513	48,945	143,771
Owner Occupied Units	2,784	37,110	94,829
Renter Occupied Units	636	9,553	40,001
Vacant Units	93	2,282	8,941