



OWNER/OPERATOR



LOCATION: 4401 EDMONT AVE., BROOKHAVEN, PA 19015

- ◆ For Sale: \$649,000.00
- ◆ TWO, 2 Bed, 1 Bath Apts on the 2nd Flr
- ◆ Completely Remodeled Building Inside/Out
- ◆ Taxes: \$9,621.00
- ◆ Just minutes from Major Arteries
- ◆ Retail 1,950 +/- SF w/basement
- ◆ VPD: 22,500+ Traffic
- ◆ 15+ Car Parking
- ◆ Corner Location
- ◆ Finished Dry Basement , 7Ft Ceiling Height
- ◆ Brand New French Drain, HVAC, Hot Water Heater

Contact:
Abigail Manero
610.329.0523 | amanero@capitalcomre.com

3748 West Chester Pike, Newtown Square, PA 19073 * Phone: 610-359-9700 | Fax: 610-359-9750

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INCOME AND EXPENSE REPORT

Property Address: 4401 Edgmont Ave., Brookhaven, PA 19015
 Property Type: Investment/Owner Operator

Unit #	Tenant Name	Lease Type	NRSF	Date	Date	Renewal Option	Monthly Rent	Comments
	Apt A- 2 Bed, 1 Bath						\$ 1,250.00	
	Apt B- 2 Bed, 1 Bath						\$ 1,250.00	
	Retail Space						\$ 3,500.00	
Total			0				\$ 6,000.00	

GROSS ANNUAL INCOME:

Rental Income	\$72,000.00
Vacancy 5%-Owner	
Gross Income	\$72,000.00

FINANCING CRITERIA:

Purchase Price:	\$ 649,000.00
Down Payment:	\$ 162,250.00
Amount Financed:	\$ 486,750.00
Annual Principal and Interest:	\$ 30,840.48

ANNUAL EXPENSES:

Taxes	\$ 9,621.00
Insurance	\$ 1,200.00
Utilities	Tenants
Trash	Tenants
Electric	Tenants
Maintenance (5%)	\$ 3,600.00
Capital Reserve (4%)	\$ 2,880.00
<i>Leasee is Responsible for:</i>	
Misc.	
Misc.	
Misc.	
Misc.	
Misc.	
Total Expenses	\$ 17,301.00

NOI:	\$ 54,699.00
Less P&I:	\$ 30,840.48
ROI:	\$ 23,858.52
Cash on Cash Return:	15%
4% - 25 Year Amortization	

Net Operating Income **\$ 54,699.00**

SALES PRICE: \$649,000.00

CAP RATE: 8.4%

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Demographic Detail Report

4401 Edgmont Ave, Brookhaven, PA 19015

Building Type: **Flex**
 RBA: **3,900 SF**
 Typical Floor: **1,950 SF**
 Total **0 SF**

Warehse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	13,671	106,525	213,861
2020 Estimate	13,743	106,299	213,243
2010 Census	14,211	105,820	211,446
Growth 2020 - 2025	-0.52%	0.21%	0.29%
Growth 2010 - 2020	-3.29%	0.45%	0.85%
2020 Population by Age			
	13,743	106,299	213,243
Age 0 - 4	772 5.62%	6,518 6.13%	12,397 5.81%
Age 5 - 9	795 5.78%	6,782 6.38%	12,787 6.00%
Age 10 - 14	778 5.66%	6,766 6.37%	12,786 6.00%
Age 15 - 19	834 6.07%	7,592 7.14%	14,493 6.80%
Age 20 - 24	757 5.51%	7,413 6.97%	14,073 6.60%
Age 25 - 29	775 5.64%	7,217 6.79%	13,782 6.46%
Age 30 - 34	887 6.45%	7,192 6.77%	14,014 6.57%
Age 35 - 39	934 6.80%	6,740 6.34%	13,432 6.30%
Age 40 - 44	857 6.24%	5,901 5.55%	12,017 5.64%
Age 45 - 49	901 6.56%	6,213 5.84%	12,928 6.06%
Age 50 - 54	956 6.96%	6,721 6.32%	14,120 6.62%
Age 55 - 59	1,025 7.46%	7,350 6.91%	15,468 7.25%
Age 60 - 64	978 7.12%	7,061 6.64%	14,860 6.97%
Age 65 - 69	775 5.64%	5,515 5.19%	11,572 5.43%
Age 70 - 74	592 4.31%	4,071 3.83%	8,502 3.99%
Age 75 - 79	436 3.17%	2,849 2.68%	5,982 2.81%
Age 80 - 84	315 2.29%	1,985 1.87%	4,282 2.01%
Age 85+	375 2.73%	2,412 2.27%	5,749 2.70%
Age 65+	2,493 18.14%	16,832 15.83%	36,087 16.92%
Median Age	42.00	37.70	39.60
Average Age	41.20	38.70	39.90



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Demographic Detail Report

4401 Edgmont Ave, Brookhaven, PA 19015

Radius	1 Mile		3 Mile		5 Mile	
2020 Population By Race	13,743		106,299		213,243	
White	11,699	85.13%	62,694	58.98%	154,816	72.60%
Black	1,168	8.50%	37,543	35.32%	45,963	21.55%
Am. Indian & Alaskan	30	0.22%	325	0.31%	508	0.24%
Asian	552	4.02%	3,027	2.85%	7,221	3.39%
Hawaiian & Pacific Island	2	0.01%	76	0.07%	107	0.05%
Other	291	2.12%	2,634	2.48%	4,628	2.17%
Population by Hispanic Origin	13,743		106,299		213,243	
Non-Hispanic Origin	13,284	96.66%	99,892	93.97%	203,879	95.61%
Hispanic Origin	459	3.34%	6,407	6.03%	9,364	4.39%
2020 Median Age, Male	40.10		36.00		37.90	
2020 Average Age, Male	39.60		37.30		38.40	
2020 Median Age, Female	43.90		39.30		41.30	
2020 Average Age, Female	42.60		40.00		41.20	
2020 Population by Occupation Classification	11,232		84,723		172,383	
Civilian Employed	7,410	65.97%	51,071	60.28%	107,095	62.13%
Civilian Unemployed	305	2.72%	2,749	3.24%	4,727	2.74%
Civilian Non-Labor Force	3,517	31.31%	30,878	36.45%	60,475	35.08%
Armed Forces	0	0.00%	25	0.03%	86	0.05%
Households by Marital Status						
Married	2,696		16,048		36,545	
Married No Children	1,624		9,488		21,458	
Married w/Children	1,072		6,559		15,087	
2020 Population by Education	10,323		75,428		155,175	
Some High School, No Diploma	858	8.31%	8,030	10.65%	13,293	8.57%
High School Grad (Incl Equivalency)	3,299	31.96%	25,821	34.23%	51,003	32.87%
Some College, No Degree	2,390	23.15%	17,159	22.75%	36,816	23.73%
Associate Degree	516	5.00%	4,200	5.57%	8,468	5.46%
Bachelor Degree	1,845	17.87%	11,393	15.10%	26,494	17.07%
Advanced Degree	1,415	13.71%	8,825	11.70%	19,101	12.31%



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4401 Edgmont Ave, Brookhaven, PA 19015

Radius	1 Mile		3 Mile		5 Mile	
2020 Population by Occupation	14,408		100,671		208,936	
Real Estate & Finance	605	4.20%	3,647	3.62%	7,895	3.78%
Professional & Management	4,073	28.27%	23,801	23.64%	53,189	25.46%
Public Administration	275	1.91%	1,879	1.87%	3,817	1.83%
Education & Health	2,178	15.12%	15,880	15.77%	31,897	15.27%
Services	961	6.67%	10,814	10.74%	19,230	9.20%
Information	142	0.99%	652	0.65%	1,809	0.87%
Sales	1,828	12.69%	12,345	12.26%	26,943	12.90%
Transportation	450	3.12%	5,435	5.40%	9,301	4.45%
Retail	758	5.26%	5,172	5.14%	11,302	5.41%
Wholesale	95	0.66%	1,157	1.15%	2,743	1.31%
Manufacturing	803	5.57%	4,729	4.70%	9,480	4.54%
Production	627	4.35%	5,860	5.82%	11,370	5.44%
Construction	728	5.05%	3,694	3.67%	8,214	3.93%
Utilities	316	2.19%	2,945	2.93%	6,085	2.91%
Agriculture & Mining	22	0.15%	218	0.22%	408	0.20%
Farming, Fishing, Forestry	14	0.10%	94	0.09%	176	0.08%
Other Services	533	3.70%	2,349	2.33%	5,077	2.43%
2020 Worker Travel Time to Job	7,133		49,027		103,078	
<30 Minutes	4,175	58.53%	29,632	60.44%	60,442	58.64%
30-60 Minutes	2,514	35.24%	16,205	33.05%	35,500	34.44%
60+ Minutes	444	6.22%	3,190	6.51%	7,136	6.92%
2010 Households by HH Size	6,065		39,839		80,105	
1-Person Households	1,926	31.76%	11,489	28.84%	22,646	28.27%
2-Person Households	1,960	32.32%	11,934	29.96%	24,563	30.66%
3-Person Households	1,008	16.62%	6,828	17.14%	13,574	16.95%
4-Person Households	747	12.32%	5,346	13.42%	11,085	13.84%
5-Person Households	269	4.44%	2,550	6.40%	5,155	6.44%
6-Person Households	120	1.98%	997	2.50%	1,932	2.41%
7 or more Person Households	35	0.58%	695	1.74%	1,150	1.44%
2020 Average Household Size	2.30		2.60		2.50	
Households						
2025 Projection	5,812		40,074		80,946	
2020 Estimate	5,848		39,996		80,729	
2010 Census	6,066		39,839		80,105	
Growth 2020 - 2025	-0.62%		0.20%		0.27%	
Growth 2010 - 2020	-3.59%		0.39%		0.78%	



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Demographic Detail Report

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Radius	1 Mile	3 Mile	5 Mile
2020 Households by HH Income	5,846	39,997	80,728
<\$25,000	723 12.37%	8,327 20.82%	13,141 16.28%
\$25,000 - \$50,000	1,060 18.13%	8,444 21.11%	15,813 19.59%
\$50,000 - \$75,000	1,241 21.23%	7,014 17.54%	13,808 17.10%
\$75,000 - \$100,000	898 15.36%	4,685 11.71%	10,358 12.83%
\$100,000 - \$125,000	583 9.97%	3,438 8.60%	8,166 10.12%
\$125,000 - \$150,000	538 9.20%	2,608 6.52%	5,817 7.21%
\$150,000 - \$200,000	485 8.30%	2,737 6.84%	7,030 8.71%
\$200,000+	318 5.44%	2,744 6.86%	6,595 8.17%
2020 Avg Household Income	\$90,420	\$83,605	\$93,210
2020 Med Household Income	\$72,974	\$61,386	\$70,600
2020 Occupied Housing	5,848	39,996	80,729
Owner Occupied	4,823 82.47%	26,093 65.24%	55,937 69.29%
Renter Occupied	1,025 17.53%	13,903 34.76%	24,792 30.71%
2010 Housing Units	6,286	43,442	86,278
1 Unit	5,180 82.41%	33,636 77.43%	65,907 76.39%
2 - 4 Units	378 6.01%	3,801 8.75%	7,594 8.80%
5 - 19 Units	512 8.15%	2,830 6.51%	5,823 6.75%
20+ Units	216 3.44%	3,175 7.31%	6,954 8.06%
2020 Housing Value	4,824	26,093	55,937
<\$100,000	472 9.78%	4,987 19.11%	6,814 12.18%
\$100,000 - \$200,000	1,802 37.35%	6,928 26.55%	14,229 25.44%
\$200,000 - \$300,000	1,821 37.75%	5,985 22.94%	15,393 27.52%
\$300,000 - \$400,000	431 8.93%	4,142 15.87%	9,765 17.46%
\$400,000 - \$500,000	190 3.94%	2,139 8.20%	4,855 8.68%
\$500,000 - \$1,000,000	107 2.22%	1,778 6.81%	4,623 8.26%
\$1,000,000+	1 0.02%	134 0.51%	258 0.46%
2020 Median Home Value	\$207,578	\$218,905	\$244,991
2020 Housing Units by Yr Built	6,291	43,793	86,785
Built 2010+	83 1.32%	1,086 2.48%	2,060 2.37%
Built 2000 - 2010	253 4.02%	1,328 3.03%	2,970 3.42%
Built 1990 - 1999	375 5.96%	2,261 5.16%	5,526 6.37%
Built 1980 - 1989	785 12.48%	2,744 6.27%	6,019 6.94%
Built 1970 - 1979	1,167 18.55%	4,825 11.02%	9,447 10.89%
Built 1960 - 1969	1,015 16.13%	6,615 15.11%	11,797 13.59%
Built 1950 - 1959	1,422 22.60%	10,180 23.25%	20,504 23.63%
Built <1949	1,191 18.93%	14,754 33.69%	28,462 32.80%
2020 Median Year Built	1964	1956	1956



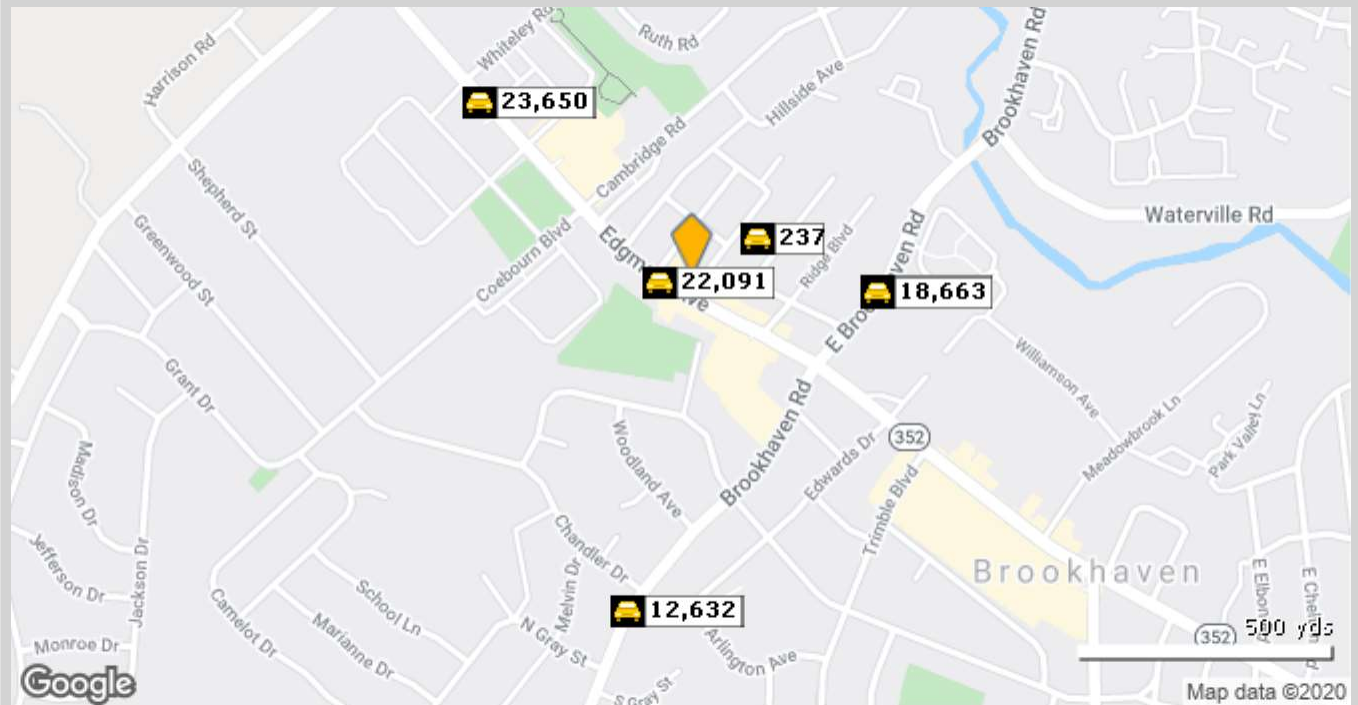
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Traffic Count Report

4401 Edgmont Ave, Brookhaven, PA 19015

Building Type: **Flex**
 RBA: **3,900 SF**
 Typical Floor: **1,950 SF**
 Total Available: **0 SF**
 Warehouse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Edgmont Ave	Grandview Ave	0.01 NW	2020	22,225	MPSI	.03
2 Edgmont Ave	Grandview Ave	0.01 NW	2018	22,091	MPSI	.03
3 Church St	Virginia Ave	0.02 SE	2020	237	MPSI	.09
4 E Brookhaven Rd	Barlow Ave	0.06 SW	2018	18,294	MPSI	.21
5 East Brookhaven Road	Barlow Ave	0.06 SW	2020	18,663	MPSI	.21
6 Edgmont Avenue	Whitely Rd	0.03 NW	2020	16,435	MPSI	.31
7 Edgmont Ave	Whitely Rd	0.03 NW	2018	21,360	MPSI	.31
8 Edgmont Ave	Coebourn Blvd	0.17 SE	2015	23,650	MPSI	.31
9 West Brookhaven Road	Chandler Dr	0.03 NE	2020	11,607	MPSI	.38
10 W Brookhaven Rd	Chandler Dr	0.03 NE	2018	12,632	MPSI	.38



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