

CAPITAL

Commercial Real Estate Group

610-359-9700

www.CapitalComRe.com

AVAILABLE

SALE

\$2,200,000



CONTACT:

Tom Juliano

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EXCELLENT INVESTMENT OR DEVELOPMENT OPPORTUNITY



LOCATION: 518/530 BALTIMORE PIKE, SPRINGFIELD, PA 19064

PROPERTY HIGHLIGHTS

- ◆ **MULTI-TENANT INVESTMENT**
- ◆ **LONG TERM TENANTS**
- ◆ **SITUATED ON COVETED BALTIMORE PIKE IN SPRINGFIELD, PA—DELAWARE COUNTY**
- ◆ **CAP RATE: 8.2%**
- ◆ **ACRES: .83**
- ◆ **CLOSE PROXIMITY TO I-95 AND 476**
- ◆ **DAY CARE NOI: \$130,000 (NNN)**
- ◆ **HEAVILY TRAVELED LOCATION**
- ◆ **530 BALTIMORE PIKE NOI: \$54.160**

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.

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INCOME AND EXPENSE REPORT

Property Address: 530 Baltimore Pike, Springfield, Pa 19064
 Property Type: Multi-Tenant

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.)
	Life Line Health		3,000				\$ 1,700.00	
	Pete Kearney Dance		2,500				\$ 3,100.00	
	Kay McNamara Electrolosys		600				\$ 795.00	
	Farmer's Insurance		1,200				\$ 1,200.00	
Total			7,300				\$ 6,795.00	

GROSS ANNUAL INCOME:

Rental Income	\$ 81,540
CAM Reconciliation	\$ -
Gross Income	\$ 81,540.00

FINANCING CRITERIA:

Purchase Price:	\$ 1,000,000.00
Down Payment:	\$ 250,000.00
Amount Financed:	\$ 750,000.00
Annual Principal and Interest:	\$ 51,300.00

ANNUAL EXPENSES:

Taxes	\$ 12,783.00
Insurance	\$ 2,400.00
Water/Sewer	
Sewer	
Electric	\$ 6,500.00
Landscape/Snow Removal	\$ 1,620.00
Repairs/Maintenance (5%)	\$ 4,077.00
	\$ -
Misc.	
Misc.	
Misc.	
Misc.	
Misc.	
Misc.	
Total Expenses	\$ 27,380.00

NOI:	\$ 54,160.00
Less P&I:	\$ 51,300.00
ROI:	\$ 2,860.00
Cash on Cash Return:	1.1%
4.75% - 25 Year Amortization	

Net Operating Income \$ 54,160.00

SALES PRICE: \$ 1,000,000

CAP RATE: 5.7%