

## AVAILABLE

SALE

\$2,200,000



#### **CONTACT:**

Tom Juliano 610-359-9700 | 610-348-1823 tjuliano@capitalcomre.com

### **EXCELLENT INVESTMENT OR DEVELOPMENT OPPORTUNITY**



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

#### **PROPERTY HIGHLIGHTS**

- MULTI-TENANT INVESTMENT
- SITUATED ON COVETED BALTIMORE PIKE IN SPRINGFIELD,
   PA—DELAWARE COUNTY
- ♦ ACRES: .83
- ◆ DAY CARE NOI: \$130,000 (NNN)

- LONG TERM TENANTS
- ◆ CAP RATE: 8.2%
- ♦ CLOSE PROXIMITY TO I-95 AND 476
- **♦** 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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Start Date   D				INCOME A	ND EXPENSE	REPOR	Т				
Property Type:   Multi-Tenant		Dunamantu Addunana	F20 Palking on Piles Coving Gald Pa 10004								
Tenant Name   Lesse Type   NRSF   Start   End Date   Dat											
# Tenant Name Lease Type NRSF Start End Date Date Date Date Date Date Date Date		Property Type.	imulu-Tenant								
Life Line Health	#	Tenant Name	Lease Type	NRSF				Renewal Option		(Rer Exte Reimb	nt Escalations, nsion Options, ursements, Early ation, % of Sales,
Representation									\$ 1,700.00		
Farmer's Insurance		Pete Kearney Dance		2,500					\$ 3,100.00		
Total Expenses   Tota		Kay McNamara Electrolosys									
FINANCING CRITERIA:		Farmer's Insurance		1,200					\$ 1,200.00		
FINANCING CRITERIA:											
Rental Income   \$ 81,540   Purchase Price: \$ 1,000,000.0											
Rental Income   \$ 81,540   Purchase Price: \$ 1,000,000.0											
FINANCING CRITERIA:											
FINANCING CRITERIA:				7,300	1			!	\$ 6,795.00		
Rental Income				· · · · · ·					· · · · · · · · · · · · · · · · · · ·		
Rental Income		GROSS ANNUAL INCOME:						FINANCING CRITERIA:			
\$ - Down Payment: \$ 250,000.0							81,540	Purchase Price:		\$	1,000,000.00
CAM Reconciliation							<u> </u>	Down Payment:			250,000.00
Sal,540.00   Sal		CAM Reconciliation						Amount Financed:		\$	750,000.00
ANNUAL EXPENSES:   \$ 12,783.00     Insurance									d Interest:	\$	51,300.00
Taxes		Gross Income				\$	81,540.00				
Taxes								_			
Insurance		ANNUAL EXPENSES:						_			
Water/Sewer       Sewer         Electric       \$ 6,500.00         Landscape/Snow Removal       \$ 1,620.00         Repairs/Maintenance (5%)       \$ 4,077.00         Misc.       Less P&I:       \$ 51,300.0         Misc.       ROI:       \$ 2,860.0         Misc.       Cash on Cash Return:       1.1         Misc.       4.75% - 25 Year Amortization         Misc.       Total Expenses       \$ 27,380.00		Taxes					12,783.00				
Sewer						\$	2,400.00				
Electric											
Landscape/Snow Removal   \$ 1,620.00   Repairs/Maintenance (5%)   \$ 4,077.00   S 54,160.00   S 51,300.00   S 51,3											
Repairs/Maintenance (5%)											
Noi: \$ 54,160.0											
Misc.       ROI:       \$ 51,300.0         Misc.       Cash on Cash Return:       1.1         Misc.       4.75% - 25 Year Amortization         Misc.       Total Expenses       \$ 27,380.00         Net Operating Income       \$ 54,160.00		Repairs/Maintenance (5%)					4,077.00				
Misc.       Cash on Cash Return:       1.1         Misc.       4.75% - 25 Year Amortization         Misc.       527,380.00         Net Operating Income       \$ 54,160.00						\$	-				54,160.00
Misc.       Cash on Cash Return:       1.1         Misc.       4.75% - 25 Year Amortization         Misc.       5         Total Expenses       \$ 27,380.00         Net Operating Income       \$ 54,160.00										•	
Misc.       4.75% - 25 Year Amortization         Misc.       5         Total Expenses       \$ 27,380.00         Net Operating Income       \$ 54,160.00								_		\$	2,860.00
Misc.           Misc.           Total Expenses         \$ 27,380.00           Net Operating Income         \$ 54,160.00											1.19
Misc.  Total Expenses \$ 27,380.00  Net Operating Income \$ 54,160.00								4.75% - 25 Year Am	ortization		
Total Expenses											
Net Operating Income \$ 54,160.00		Misc.									
Net Operating Income \$ 54,160.00		Misc.									
		Misc. Misc.					27 200 62				
		Misc. Misc.				\$	27,380.00	<u> </u>			
CAD DATE:		Misc. Misc.  Total Expenses				1		<del> </del> 1			
		Misc. Misc.  Total Expenses				1		<u>.</u> ]			