



6230 Lower York Road,  
New Hope, PA 18938

## Rent Roll for 6230 LYR – “The Tollhouse”

Unit	Beds	Lease Dates	Monthly Rent	Lease Status	Notes
Retail Space/garage		7/01/2023 – present	\$1500	Active	Month to month
Main House	3	09/20/2025 – 12/31/2027	\$3500	Active	
Parking	1		\$300	Inactive	Side of garage / boat/trailer?

### Property Financial Summary

- Total Units: 1 Commercial / 1 Residential – or 2 Commercial plus 1 apt.
- Gross Monthly Rent: \$5000
- Annual Gross Income: \$63,600

### Property Highlights

- All units leased with reliable tenants
- Recent upgrades to the buildings, parking = over \$200,000
- High visibility Highway frontage / private backyard.
- New Hope Solebury School District
- Midway between New Hope and Lahaska, PA (Peddlers Village)



### Expenses

- Property Taxes = \$8333
- Rental License Fees = N/A
- Utilities (Gas/Electric/Water) = tenants pay
- Water/Sewer = N/A



### Profit and Loss

Total (projected) Income = \$63,600

Total Expenses = \$8,333

Net Income = \$55,267