

326 BOSLER AVENUE, LEMOYNE

SALE



**CAMPBELL**  
Commercial Partners LLC

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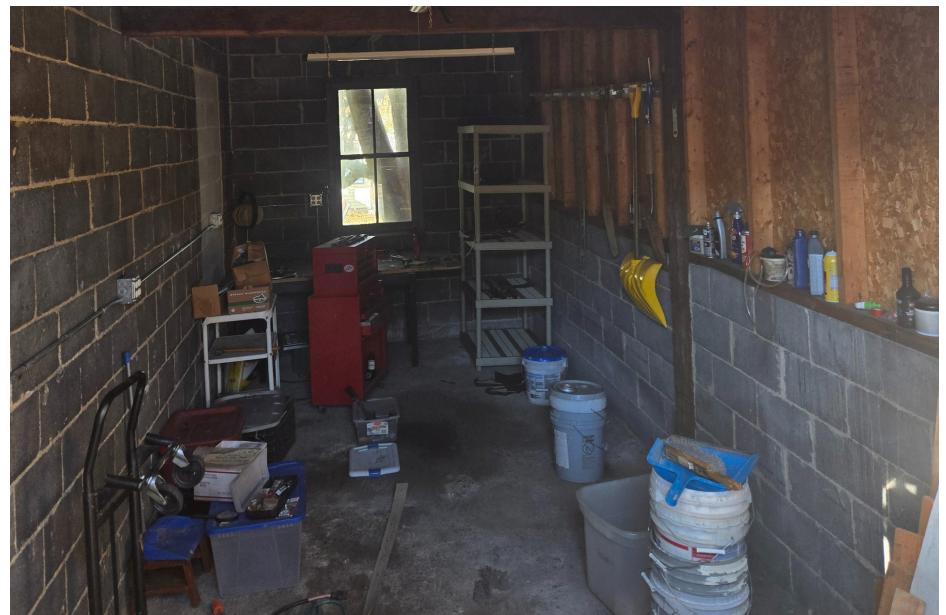
## OFFERING SUMMARY

### Executive Summary

We are pleased to present this duplex for sale in Lemoyne Borough. The 0.24+/- acre lot contains 2 residential units and 7 garages. One of the residential units and three of the garages are currently leased. Zoned urban residential.

### Offering Details

<b>Sale Price</b>	\$424,900
<b>Number of Buildings</b>	1 (DUPLEX)
<b>Number of Units</b>	2
<b>Total SF</b>	2,894+/- SF
<b>Number of Garages</b>	7 - 10'x20'
<b>Lot Size</b>	0.24+/- ACRES



## PROPERTY DETAILS

<b>County</b>	CUMBERLAND
<b>Municipality</b>	LEMOYNE BOROUGH
<b>Zoning</b>	URBAN RESIDENTIAL
<b>Units</b>	UNIT 1 - 3 BED, 1.5 BATH UNIT 2 - 5 BED, 2.5 BATH
<b>Year Built</b>	1850
<b>Roof</b>	METAL/RUBBER
<b>Flooring</b>	HARDWOOD
<b>Water</b>	PUBLIC
<b>Sewer</b>	PUBLIC
<b>HVAC</b>	NATURAL GAS FORCED HEAT CENTRAL A/C
<b>Off-street parking available</b>	



## GENERAL FINANCIAL REPORT

### Income

Projected Rental Income	\$43,800
Gross Income	\$43,800
Vacancy	(\$2,880)
<b>Gross Effective Income</b>	<b>\$40,920</b>

### Expenses

Maintenance	\$2,000
Trash	\$400
Property Insurance	\$1,100
Real Estate Taxes	\$3,537
Reserves for Repairs	\$1,752
<b>Total Expenses</b>	<b>\$8,789</b>

Tenants pay all utilities except trash collection.

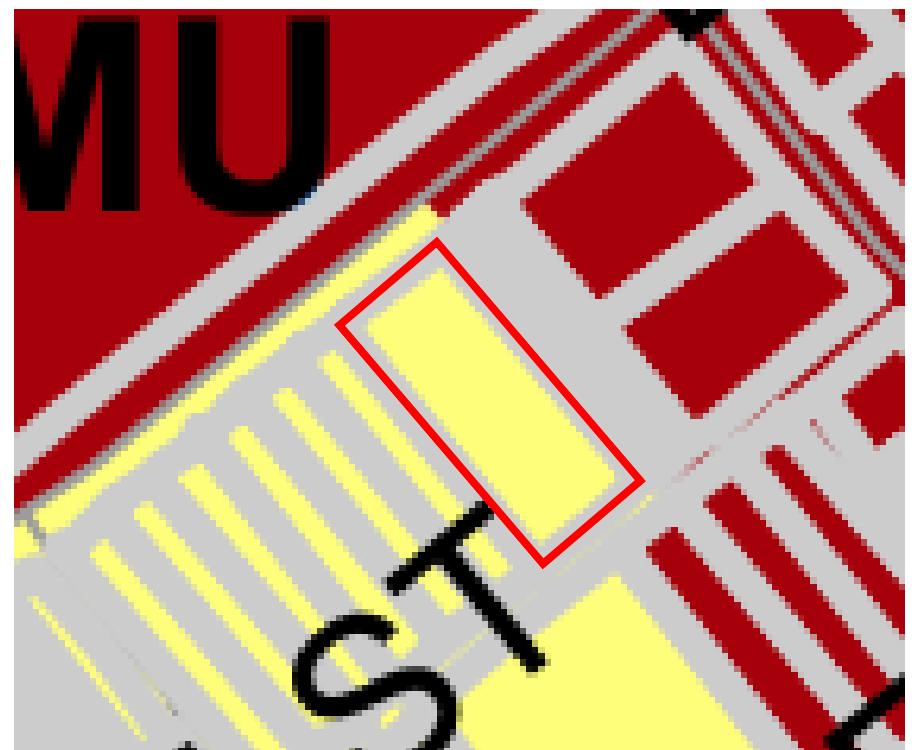
## TAXES & ZONING

**Total Estimated Taxes: \$3,538.43**

TAXES				
COUNTY:	\$	164,800	x	0.00287500 = \$ 473.80
MUNICIPAL:	\$	164,800	x	0.00383000 = \$ 631.18
SCHOOL:	\$	164,800	x	0.01476610 = \$ 2,433.45
<b>TOTAL:</b>				<b>\$ 3,538.43</b>
INDICATED MARKET VALUE:	\$164,800	x	1.47	= \$ 242,256.00



**Zoned Urban Residential**



# CONFIDENTIALITY & DISCLAIMER

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## INVESTMENT CONTACTS

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