



9 UNIT INVESTMENT PROPERTY

BROKER / OWNER: LOUIS TAPIA

 (201) 538 1792



MayfieldProperty

600-606 Hudson St. Mayfield PA

INCOME AND EXPENSES



5 Units



Value Add



Amenities



Investment Opportunity



Rental Income



Asking Price

Per Occupied Unit	\$125,000 x2
For Gutted Units	\$40,000 x3
Total Asking Price	\$370,000

Current Expenses

Taxes	\$7,000
Insurance	\$3,200
Sewer Per Apt (rented)	\$300x2
Grass	\$1,600
Total Expenses	\$12,400

Current Income

Rented Apt	\$1,100
Rented Apt	\$1,400
Total	\$2,500
Per Year	\$30,000
Expenses	\$12,400
Net Income	\$17,600

Based on income for 2 occupied units 250K is a 7 cap rate.

Demographics

Mayfield Property

Population

The 2025 projected population for Mayfield is 1,765. This projection assumes an annual rate of change of 0.1%, consistent with the population change from 2022 to 2023 according to the US Census Bureau's 2023 Population Estimates Program.

Median Income

In 2023, the median household income of Mayfield households was \$80,000. However, 10.2% of Mayfield families live in poverty.



Dickson City Property

INCOME AND EXPENSES

1055 Carmalt St Dickson City PA
1059 Carmalt St Dickson City PA



4 Units



Strategic Location



Amenities



Investment Opportunity



Rental Income

Total Income

Total Expenses

Asking Price
\$500,000

Total Income

Total Expenses

Occupied Space	3 Family
Rent (2-1)	\$1,100
Rent (2-1)	\$1000
Rent (2-1)	\$975
Total	\$3,075
Per Year	\$36,900
Expenses	\$7,600
Net Income	\$29,300

Taxes	\$3500/yr
Water & Sewer	\$3600/yr
Grass Cutting	\$500/yr
Total	\$7,600/yr

Occupied Space	1 Family
Rent (3 - 1.5)	\$1400
Per Year	\$16,800
Expenses	\$2,600
Net Income	\$14,200
2 Property Inc	\$43,500

Taxes	\$1,100/yr
Insurance	\$1,000/yr
Grass Cutting	\$500/yr
Total	\$2,600/yr
Total Expenses	\$10,200/yr

1055 Carmalt St

Based on 4 unit occupancy income 500K on a 6.5 cap rate.

1059 Carmalt St

Demographics

Dickson City Property

Population

Dickson City is a borough located in Lackawanna County Pennsylvania. Dickson City has a 2024 population of 5,994. Dickson City is currently declining at a rate of -0.13% annually and its population has decreased by -0.5% since the most recent census, which recorded a population of 6,024 in 2020.

Median Income

The average household income in Dickson City is \$72,969.

