

3533 Route 2012
Clifford Township, PA

Units	Approx SF	Projected \$/sqft		Annual Income	
				Actual	Potential
Manor House	10000	\$32.50		\$325,000	\$468,000
Guest House	850	\$27.53		\$23,400	\$23,400
Total	10850			\$348,400	\$491,400
				Est Vacancy	5.00%
Annualized Income					\$466,830
Annual Expenses				2024 Expenses	
				Monthly	Annual
Utilities				\$1,464	\$17,568
Management/Marketing Fees				\$1,166	\$13,997
Property Tax				\$1,313	\$15,750
Property Maintenance				\$2,178	\$26,130
Insurance				\$374	\$4,490
Misc Expenses				\$900	\$10,800
Total Expenses					\$88,735
Net Income after Expenses				NOI	\$378,095
CAP Rate (net income divided purchase price)				13.27%	
				purchase price	
				\$ 2,850,000	
Typical Commercial Financing Estimate					
Purchase Price				\$	2,850,000
20.00% Down Payment				\$	570,000.00
Amount Financed					\$2,280,000.00
Monthly Payment (P&I)				monthly amort	\$16,729.83
Less Debt Service				Annually	\$200,757.99
Net Income after Expense and Debt Service					\$177,337
Cash on Cash Return					31.11%

*This should not be used in replacement of buyer's own due diligence. These numbers are estimates, it is buyer's sole responsibility to confirm and assess financials and property performance independently.