

Offer Memorandum – 408 N Keystone Ave, Sayre, PA 18840

TRIPLE NET LEASE (NNN) – TENANT RESPONSIBLE FOR ALL MAINTENANCE; LANDLORD RESPONSIBLE FOR TAXES ONLY

All figures in this offer memorandum are based on a \$225,000 purchase price. Figures are approximate yet accurate. Buyer to perform their own due diligence.

Property Overview

Single-unit commercial dental office with 2 half baths, 6 total rooms, and a full-sized unfinished basement suitable for storage or potential conversion. Living area consists of 2,688 square feet, with a total building size of approximately 4,368 square feet. This property is operated under a Triple Net Lease (NNN) structure, with all maintenance and repairs paid by the tenant. The only expense incurred by the landlord is property taxes.

Purchase Price	\$225,000
Living Area Square Footage	2,688 SF
Total Building Square Footage	4,368 SF
Price Per Living SF	\$83.71
Price Per Total SF	\$51.51

Income & Expenses

Monthly Rent	\$1,895
Annual Gross Income	\$22,740
Annual Taxes	\$5,450
Net Operating Income (NOI)	\$17,290

Valuation Metrics – Cash Purchase

Cap Rate / ROI / Cash-on-Cash Return: 7.68%