

Address: 6552-6560 Haverford Ave 19151

Property Type: Industrial - Flex/Warehouse

Income & Expense

<u>Gross Income</u>	<u>Sq Ft</u>	<u>Lease Start</u>	<u>Expires</u>	<u>Rent</u>	<u>Tenant Reimbursement</u>	<u>Monthly Total</u>	<u>Annual Total</u>	<u>Price/SF</u>	<u>Notes</u>
Unit 1 - Marlyn Auto	4000	7/1/2022	7/31/2027	\$ 5,150.00		\$ 5,150.00	\$ 61,800.00	\$ 15.45	3% increase every 2 yrs (2024+2026)
Unit 2 - Tires & Rims	1000	12/1/2024	11/31/2029	\$ 3,000.00		\$ 3,000.00	\$ 36,000.00	\$ 36.00	3% increase years 3 & 4
Unit 3 - American Power	4100		10/31/2025	\$ 3,700.00		\$ 3,700.00	\$ 44,400.00	\$ 10.83	6539 Stiles Street
Total	9,100			\$ 11,850.00	\$ -	\$ 11,850.00	\$ 142,200.00	\$ 20.76	Average

Expenses

CAM (Landscaping - Snow - Trash)	Tenants	
Gas & Elec	Tenants	
Sewer	Tenants	
Misc R&M		
RE Tax		\$ 5,173.00
Insurance		\$ 4,000.00
Total		\$ 9,173.00

Actual

Net Operating Income	\$ 133,027.00
Purchase Price	\$ 1,350,000.00
CAP Rate	9.85%