

OFF-MARKET OPPORTUNITY
**10-Unit MF and 5-Unit
Commercial Property**

**2-10 SOUTH FOURTH STREET
& 408 CHESTNUT STREET**

Emmaus, PA 18049

PRESENTED BY:

RAY STARNER

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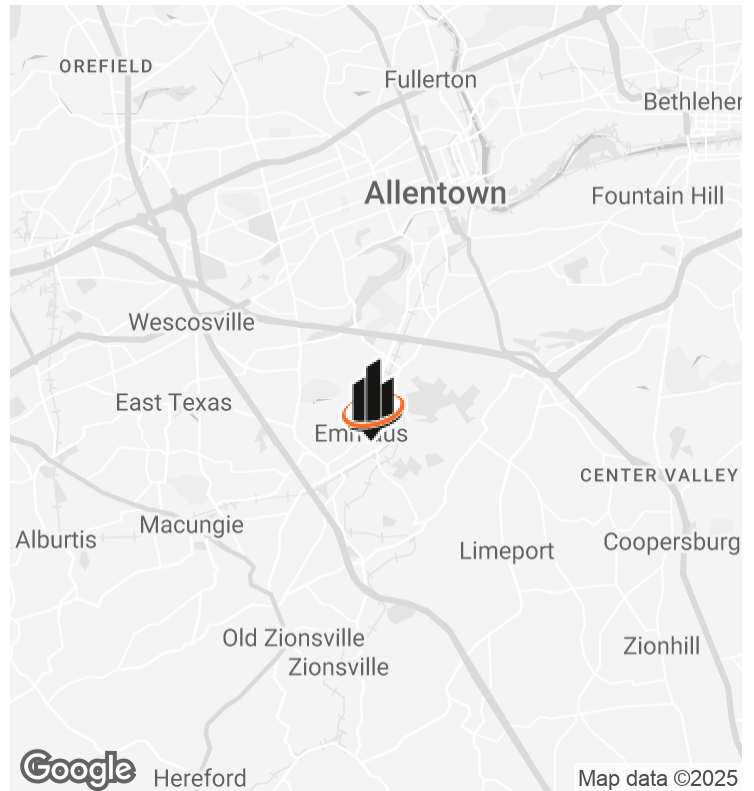
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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 14,506 SF property comprising 3 buildings on 0.21 acres
- 100% occupancy with opportunity for increased rental rates
- 10 MF units: 7 two BR and 3 one BR; 5 commercial units
- Radiator (oil) heat in MF units; electric heat in commercial units
- New TPO roof on 8-10 South Fourth in 2021

OFFERING SUMMARY

SALE PRICE:	\$3,200,000
NUMBER OF UNITS:	10 MF; 5 Commercial
LOT SIZE:	0.21 Acres
BUILDING SIZE:	14,506 SF
NOI:	\$215,305.40
TAXES:	\$26,320

PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in the heart of Lehigh Valley. This impressive property at 2-10 South Fourth Street and 408 Chestnut St in Emmaus, PA boasts a 14,506 square foot combined property with 15 units (10 MF; 5 Commercial) at 100% occupancy. This turnkey investment promises strong and consistent returns, with a high-demand tenant environment and opportunity for increased rental rates. Positioned for success, this property offers a secure and lucrative addition to any investor's portfolio in one of the region's most sought-after commercial districts.

LOCATION DESCRIPTION

Nestled in the vibrant Lehigh Valley, this 3-parcel property in the center of downtown Emmaus offers an inviting blend of tradition and contemporary appeal. The area has become a thriving hub for retail, and hosts a diverse mix of retail stores and dining experiences. Situated directly across from Triangle Park, the location's proximity to major roadways (Rt 476, Rt 29, Rt 78/309, Emaus Ave) and bustling community events makes it a prime investment opportunity for multifamily and retail investors.

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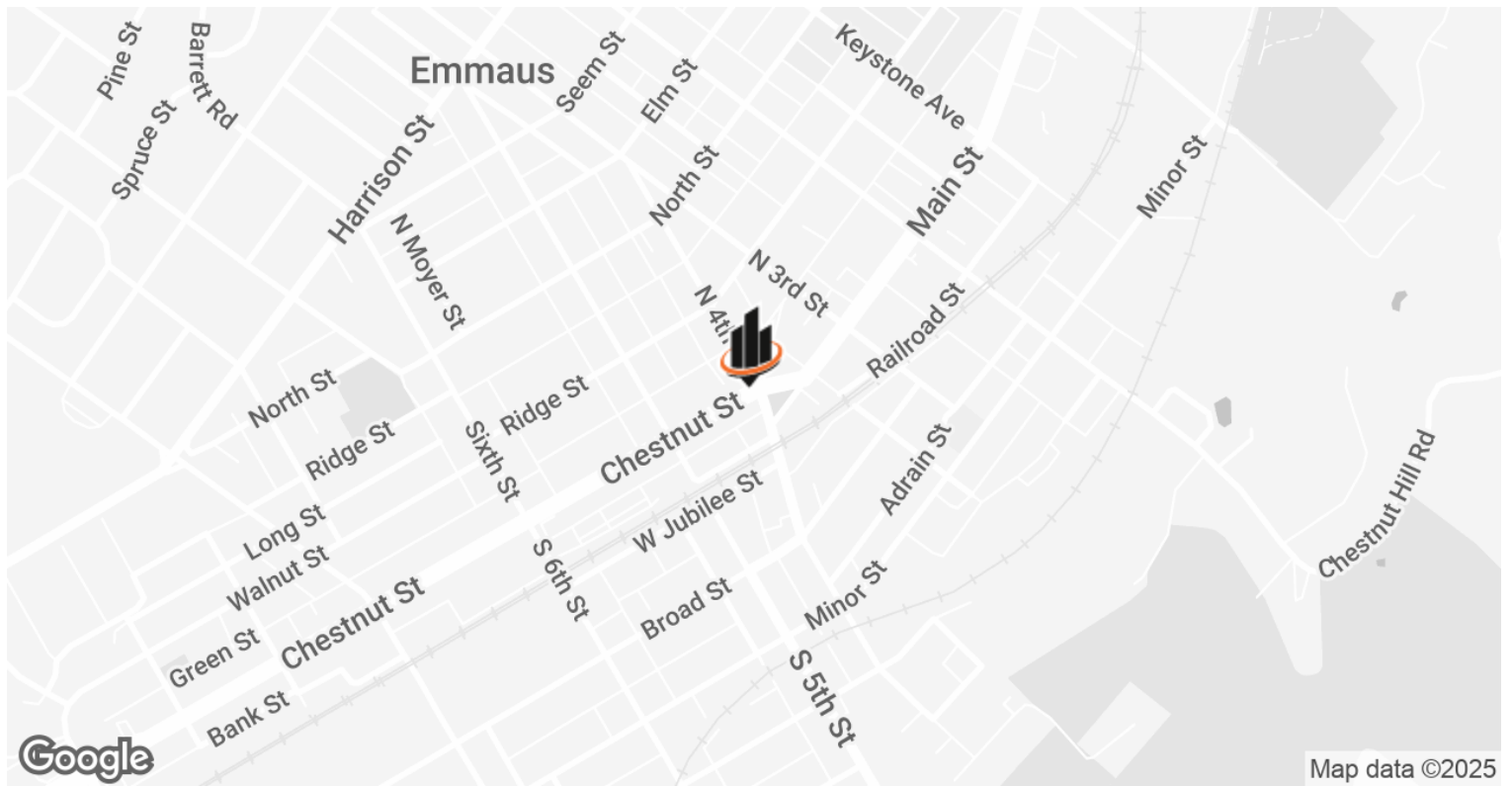
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LOCATION MAP



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ADDITIONAL PHOTOS



2-6 South 4th St



8-10 South 4th St



408 Chestnut St



View from Chestnut St



View from Triangle Park



New Roof 2021

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INCOME & EXPENSES

INCOME SUMMARY

PER UNIT

GROSS SCHEDULED INCOME	\$287,832	\$19,188.80
TOTAL INCOME	\$287,832	\$19,188

EXPENSE SUMMARY

PER UNIT

TAXES	\$28,714	\$1,914.27
INSURANCE	\$9,235	\$615.67
MANAGEMENT/MAINTENANCE	\$4,952	\$330.13
ELECTRIC (COMMON)	\$1,254	\$83.60
WATER/SEWER	\$2,771	\$184.73
HEATING	\$11,209	\$747.27
GROSS EXPENSES	\$58,135	\$3,875.67
NET OPERATING INCOME	\$215,305	\$14,353.69

Total MF Monthly Rental Income (10 Units) is \$13,150. Occupancy is 100%. Seven 2BR rates from \$1,250-\$1,400/mo.
Three 1BR rates from \$1,150-\$1,200

Total Monthly Commercial Income (5 Units) is \$9,956. Occupancy is 100%. Rental rates from \$1,200-\$2,200/mo.

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