

25

KING STREET

Pottstown, PA 19464



4-UNIT MULTIFAMILY + GARAGE |
FULLY RENTED | MONTGOMERY COUNTY

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Trophy Commercial Real Estate LLC

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Trophy Commercial Real Estate is pleased to present 25 King Street, a stabilized four-unit multifamily property with an additional income-generating garage, located in the heart of Pottstown.

This value-oriented asset features a diverse unit mix—including a 3-bedroom flat and two studios—and is priced under \$135/SF. With a strong in-place rent roll and additional upside potential, this property offers reliable returns and low-friction management in one of the region's most active secondary markets.

INVESTMENT SUMMARY

Asking Price	\$370,000
Unit	4 Residential + 1 Garage
Zoning	Residential
Building Size	±2,750 SF
Lot Size	±0.10 acres
Price/Unit	\$92,500
Price/SF	\$134.55
Year Built	1900

INVESTMENT HIGHLIGHTS



Fully leased 4-unit multifamily in the heart of downtown Pottstown



Unique mix of unit types: 3BD flat, studios, and 1BD apartment



Additional garage space leased separately for **\$300/month (\$3,600/year)**



Reliable cash flow with a CAP Rate of **8.02%** and **6.50%** Cash-on-Cash Return



Market rents support additional upside on turnover



Walkable to High Street retail, restaurants, transit, and Riverfront Park



Unit	Type	SF	Rent
1	3BD/1BA	1000	\$1,600
2R	Studio	500	\$550
2F	Studio	500	\$750
3	1BD/1BA	750	\$850
-	Garage	-	\$300
Total		2750	\$4,050/mo or \$48,600/yr

OPERATING STATEMENT

Effective Gross Income:	\$47,250 (includes garage)
Operating Expenses:	\$17,575
Net Operating Income:	\$29,675
Debt Service (est.):	\$22,465
Cash Flow After Debt:	\$7,210
CAP Rate:	8.02%
Cash-on-Cash:	6.50% (with 30% down)
Debt Coverage Ratio:	1.32



INCOME	CURRENT	YEAR 1	PER UNIT	PER SF
Gross Potential Rent	45,000	47,250	11,813	17.18
Loss / Gain to Lease	0	0.0%	0	0.00
Gross Scheduled Rent	45,000	47,250	11,813	17.18
Physical Vacancy	(1,350)	3.0%	(1,418)	3.0%
Total Vacancy	(\$1,350)	3.0%	(\$1,418)	3.0%
Effective Rental Income	43,650	45,833	11,458	16.67
Other Income				
Garage	3,600	3,600	900	1.31
Total Other Income	\$3,600	\$3,600	\$900	\$1.31
Effective Gross Income	\$47,250	\$49,433	\$12,358	\$17.98

EXPENSES	CURRENT	YEAR 1	PER UNIT	PER SF
Real Estate Taxes	5,373	5,373	1,343	1.95
Insurance	1,921	1,921	480	0.70
Utilities - Electric	625	625	156	0.23
Utilities - Water & Sewer	3,821	3,821	955	1.39
Repairs & Maintenance	2,000	2,000	500	0.73
Misc. Expenses	1,000	1,000	250	0.36
Management Fee	2,835	6.0%	2,966	6.0%
Total Expenses	\$17,575	\$17,706	\$4,426	\$6.44
Expenses as % of EGI	37.2%	35.8%		
Net Operating Income	\$29,675	\$31,727	\$7,932	\$11.54

SUMMARY

Price	\$370,000	
Down Payment	\$111,000	30%
Number of Units	4	
Price Per Unit	\$92,500	
Price Per SqFt	\$134.55	
Rentable SqFt	2,750	
Lot Size	0.10 Acres	
Approx. Year Built	1900	

RETURNS

	CURRENT	YEAR 1
CAP Rate	8.02%	8.57%
GRM	8.22	7.83
Cash-on-Cash	6.50%	8.34%
Debt Coverage Ratio	1.32	1.41

FINANCING**1ST LOAN**

Loan Amount	\$259,000
Loan Type	New
Interest Rate	7.25%
Amortization	25 Years
Year Due	2030

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