

# Steel Manufacturing Business + Real Estate Portfolio

## Business Highlights

- Established steel manufacturing & distribution company
- ~\$425,000 in equipment (slitter, recoiler, cranes, forklift, etc.)
- 5-year average EBITDA ≈ \$60,000
- Business value at ~4× EBITDA ≈ \$250,000
- Owner-operator willing to remain 1–2 years post-sale
- 5 trained employees currently operating facility

## Key Equipment (Depreciated Value ≈ \$425,000)

- Yoder Uncoiler & Coil Car – \$50,000
- Yoder 54" Slitter – \$50,000
- Yoder 54" Recoiler – \$60,000
- Niles Overhead Crane (40,000#) – \$50,000
- Niles Overhead Crane (30,000#) – \$45,000
- Yale Forklift (20,000#) – \$100,000
- Signode Banding Station – \$60,000
- Bushman Upender – \$10,000

## Real Estate Portfolio (≈ \$2.39M Value)

- 147–161 W Glenwood Ave – Main Warehouse: 12,000 SF, \$90K NOI, \$1.2M value
- 3609–11 N 2nd St – Rear Lot: \$63K NOI, tenant M2M, \$650K value
- 200–216 W Glenwood Ave – 9 Vacant Lots: \$540K total (\$60K each)

## Proforma Summary

Asset	Value Estimate	Income
Business (EBITDA)	\$250,000	~\$60K avg EBITDA
Equipment	\$425,000	Included
Main Warehouse	\$1,200,000	\$90,000/year
Rear Lot	\$650,000	\$63,000/year
9 Vacant Lots	\$540,000	Land control

Total Package	\$3,065,000	\$153,000/year NOI
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## Key Takeaways

- Turnkey business + real estate investment in Philadelphia industrial corridor
- \$153K annual NOI from warehouse & yard
- Strategic land position with 9 contiguous lots
- Upside through equipment replacement value & land development
- Combined Offering  $\approx$  \$3.1M | Cap Rate  $\approx$  8.1%