



**AVAILABLE
FOR SALE**

\$3,500,000.00

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NNN INVESTMENT PROPERTY FOR SALE



LOCATION: 891 Baltimore Pike Springfield, PA 19064

PROPERTY HIGHLIGHTS:

- ◆ FULLY LEASED (3) OFFICE/MEDICAL BUILDING
- ◆ 2 TENURED TENANTS + 1 NEW LONG TERM LEASE
- ◆ HIGH VISIBILITY ON BALTIMORE PIKE
- ◆ LESS THAN 1.5MI FROM I476
- ◆ 2 STORY BUILDING
- ◆ BUILDING SIZE: 13,100 SF
- ◆ PARKING SPACES: 60
- ◆ +/- 42,000 COMBINED ADT

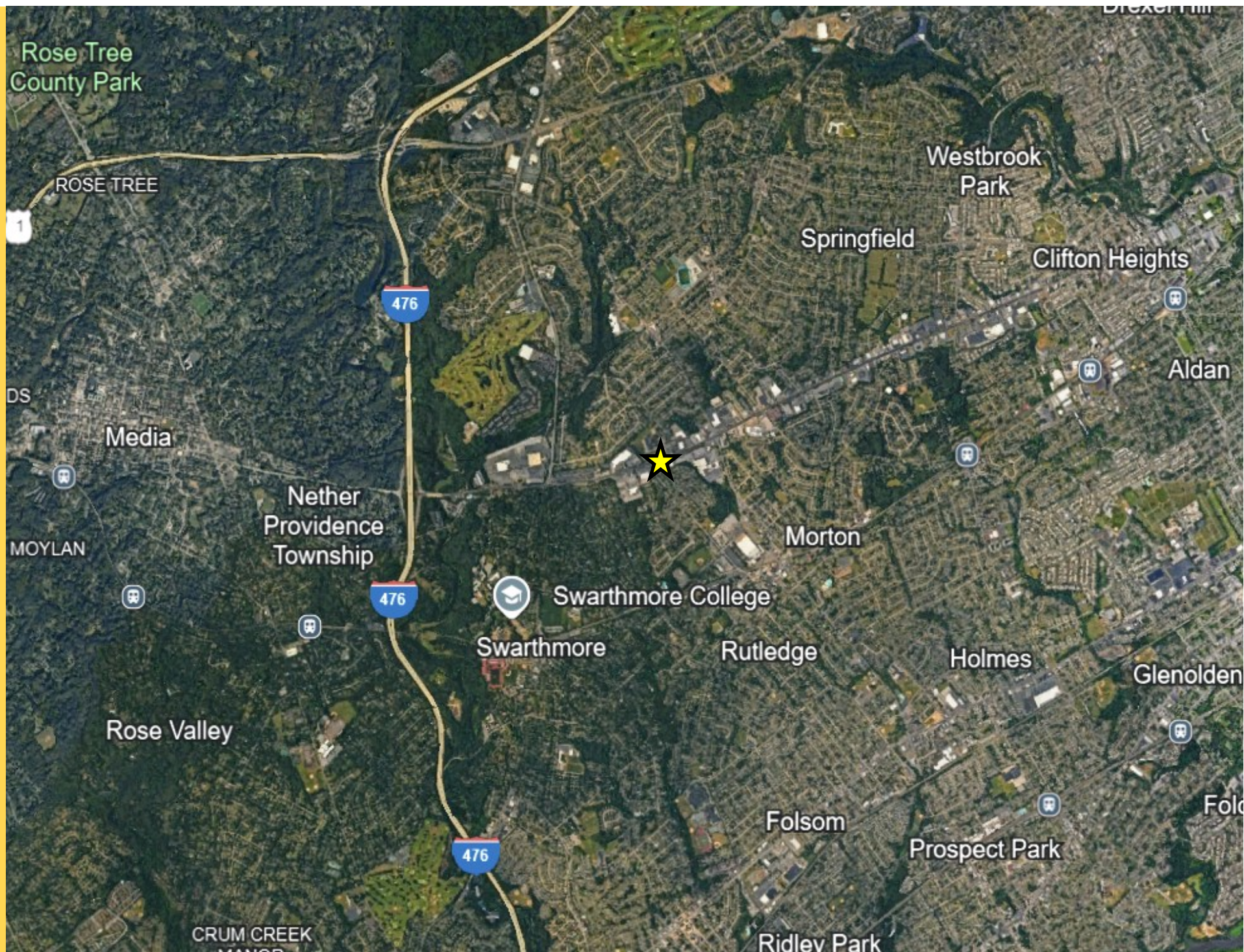
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INCOME AND EXPENSE REPORT

| |
|---|
| 891 Baltimore Pike, Springfield, PA 19064 |
|---|

| |
|-------------------------|
| 2 Story Office Building |
|-------------------------|

[illegible]

| GROSS ANNUAL INCOME: | | | FINANCING CRITERIA: based on Current Rent Roll | | |
|--|--------------|----------------------|---|----|--------------|
| Current Rental Income | | \$227,667.96 | Purchase Price: | \$ | 3,500,000.00 |
| CAM | | \$60,940.00 | Down Payment: | \$ | 875,000.00 |
| | | | Amount Financed: | \$ | 2,625,000.00 |
| | | | Annual Principal and Interest: | \$ | 222,635.39 |
| Gross Income | | \$288,607.96 | | | |
| ANNUAL EXPENSES: | | | | | |
| Taxes Est. 2024 | Tenant resp. | \$ 37,640.00 | NOI: | \$ | 256,734.45 |
| Insurance *Buyer to verify their own Insurance Rates | Tenant resp. | \$ 4,596.00 | Less P&I: | \$ | 222,635.39 |
| Trash | Tenant resp. | \$ 3,935.85 | ROI: | \$ | 34,099.06 |
| Water/Sewer | Tenant resp. | \$ 2,705.01 | Cash on Cash Return: | | 3.9% |
| Electric | Tenant resp. | \$ 9,526.50 | 6.75%- 25 Year Amortization | | |
| Landsacaping/Snow Removal | Tenant resp. | \$ 11,116.00 | <p>*This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it, we make no guarantee, warranty, or representation about it. It is the Buyer/Lessee responsibility to independently confirm its accuracy and completeness.</p> | | |
| Capital Reserve (4%) | | \$ 9,106.72 | | | |
| Maintenance (5%) | | \$ 11,383.40 | | | |
| Vacancy (5%) | | \$ 11,383.40 | | | |
| Misc. (Heat) | Tent resp. | \$ 1,074.38 | | | |
| Misc. (Inspections) | Tent resp. | \$ 600.00 | | | |
| Misc. (Cleaning + Pest) | Tent resp. | \$ 2,802.65 | | | |
| Misc. | | | | | |
| Total Expenses | | \$ 105,869.90 | | | |
| Net Operating Income | | \$256,734.45 | | | |

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| | |
|---------------------|-----------------------|
| SALES PRICE: | \$3,500,000.00 |
|---------------------|-----------------------|

CAP RATE: 7.3%