

OFFERING MEMORANDUM

812 Broad Street

6-Unit Multifamily · 9,000 SF · Built 2017 · Milford, Pike County, Pennsylvania



OFFERING PRICE

\$2.0M

\$222 / SF

NET OPERATING
INCOME

\$142,107

Current rents

ACQUISITION CAP
RATE

7.10%

100% Occupied

PRICE / UNIT

\$333K

6 × 2BR + Den

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The Opportunity

8 12 Broad Street is a six-unit multifamily building in Milford, Pike County, Pennsylvania, built in 2017 and fully occupied. Each unit is a roughly 1,500 SF two-bedroom-plus-den, two-bath residence with a private porch or balcony. The building carries no deferred maintenance and steps into income with no near-term capital plan.

The property produces \$168,000 in gross annual rent across all six occupied units, against \$25,893 of operating expenses, for \$142,107 of net operating income – a 7.10% acquisition cap rate at the \$2,000,000 asking price. Four of the six units rent at \$2,000, leaving room to bring rents to market as units turn.

The 2017 construction and high-end finishes – stone countertops, subway-tile kitchens, tiled walk-in showers, stainless appliances, and private balconies – support premium rents and low repair cost. For a buyer, the result is a turnkey, all-residential asset with durable cash flow and a simple operating profile.

Investment Highlights

Built 2017, No Deferred Maintenance

Turnkey condition; roof, mechanicals, and systems well within service life. Repairs run \$400 a year.

Fully Occupied

All six units occupied, producing \$168,000 in gross annual rent. Tenants in place without long-term leases.

High-End Finishes

Stone countertops, subway-tile kitchens, tiled walk-in showers, stainless appliances, and private balconies.

Spacious 2-Bed-Plus-Den Units

~1,500 SF per unit with two baths and private outdoor space – a layout that lives larger than typical apartment stock.

Lean Operating Profile

All-residential, single-building operation. Expenses total \$25,893 against \$168,000 in rent – a 15.4% expense ratio.

Rent Upside

Four units rent at \$2,000, leaving room to bring rents to market as units turn.

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Property Gallery



Front elevation with tiered private balconies and on-site parking.



Covered private balcony overlooking wooded surroundings.



Shaker cabinetry, subway-tile backsplash, stainless appliances.



Quartz-look counters open to the main living space.



Open living and dining with balcony access and tile flooring.



Tiled walk-in glass shower with stone-top vanity.

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Building & Unit Details

Year Built	2017
Units	6
Total Building SF	9,000
Approx. SF / Unit	~1,500
Stories	3
Unit Configuration	2 Bed + Den / 2 Bath
Construction	Wood frame • lap siding
Outdoor Space	Private balcony / porch
Parking	Surface
Condition	Turnkey
Occupancy	100%

Unit Features

Stone countertops • subway-tile kitchens • stainless appliances • tiled walk-in showers • recessed lighting • in-unit utility / laundry room • open-concept living • private balcony or porch.

Building details are provided by ownership and from on-site materials; square footage, systems, and configuration to be confirmed in diligence.



Representative floor plan, one unit shown (~1,460 SF). Units are configured as two bedrooms plus a den; layouts are similar and vary slightly by unit.



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Rent Roll & Income / Expense

UNIT	MONTHLY	ANNUAL	LINE ITEM	ANNUAL
Unit 1 · 2BR + Den	\$3,000	\$36,000	Gross Scheduled Rent	\$168,000
Unit 2 · 2BR + Den	\$3,000	\$36,000	Real Estate Taxes	(\$15,000)
Unit 3 · 2BR + Den	\$2,000	\$24,000	Insurance	(\$7,053)
Unit 4 · 2BR + Den	\$2,000	\$24,000	Landscaping	(\$2,000)
Unit 5 · 2BR + Den	\$2,000	\$24,000	Repairs & Maintenance	(\$400)
Unit 6 · 2BR + Den	\$2,000	\$24,000	Waste	(\$1,440)
Total · 100% Occupied	\$14,000	\$168,000	Total Operating Expenses	(\$25,893)
			Net Operating Income	\$142,107
			Acquisition Cap Rate (at \$2.0M)	7.10%

Pricing Metrics

Offering Price	\$2,000,000
Price / Unit	\$333,333
Price / SF	\$222
Gross Rent Multiplier	11.9x
Expense Ratio	15.4%
Acquisition Cap Rate	7.10%

Figures reflect current rents and ownership's stated operating expenses, provided by ownership and not independently verified by the listing broker.

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| Milford & Pike County

8 12 Broad Street sits in the Borough of Milford, the county seat of Pike County in northeastern Pennsylvania. Broad Street itself carries U.S. Route 6 and U.S. Route 209, placing the building on the borough's primary commercial corridor.

Milford is in the Upper Delaware River valley at the edge of the Pocono region, near the borders of New York and New Jersey and adjacent to the Delaware Water Gap National Recreation Area. Downtown Milford is a walkable, historic district known for its restaurants, shops, and tourism draw, which supports steady rental demand from both year-round residents and seasonal visitors.

The borough is approximately 71 driving miles from New York City, within commuting and weekend-home range of the metro area. That proximity, combined with limited new multifamily supply in a small market, underpins the rental demand behind the building's full occupancy.

County Seat

Borough of Milford, seat of
Pike County, PA.

On US-6 / US-209

Broad Street is the primary
route through the borough.

~71 mi to NYC

Within weekend-home and
commuter range of the metro.

Location data from public sources, including the U.S. Census and mapping references. Buyers should verify all location and zoning details independently.

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| Schedule a Tour

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