

6-UNIT PURPOSE-BUILT APARTMENT BUILDING

607 N. High • 607 N High St, Duncannon, PA 17020



PROPERTY DESCRIPTION

You won't want to miss this purpose-built brick six-unit building offering a great blend of stability and upside. Five of the six units are currently occupied, with the final unit recently turned and ready for leasing. Each unit features a similar, efficient layout with 2 bedrooms, 1 bath, and in-unit laundry hookups. Off-street parking accommodates residents with ease. A brand-new roof provides peace of mind, while tenants handle their own electric — including heating and cooling — helping keep operating expenses in check. Landlord covers water, sewer, and trash. A potential projected NOI exceeds \$37,000, making this a compelling investment for both seasoned and newer investors. Come take a look and see the value for yourself!

OFFERING SUMMARY

Sale Price:	\$550,000
Number of Units:	6
Lot Size:	0.34 Acres
Building Size:	6,318 SF
NOI:	\$37,476.00
Cap Rate:	6.81%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	272	632	1,095
Total Population	656	1,495	2,546
Average HH Income	\$89,340	\$88,991	\$87,220

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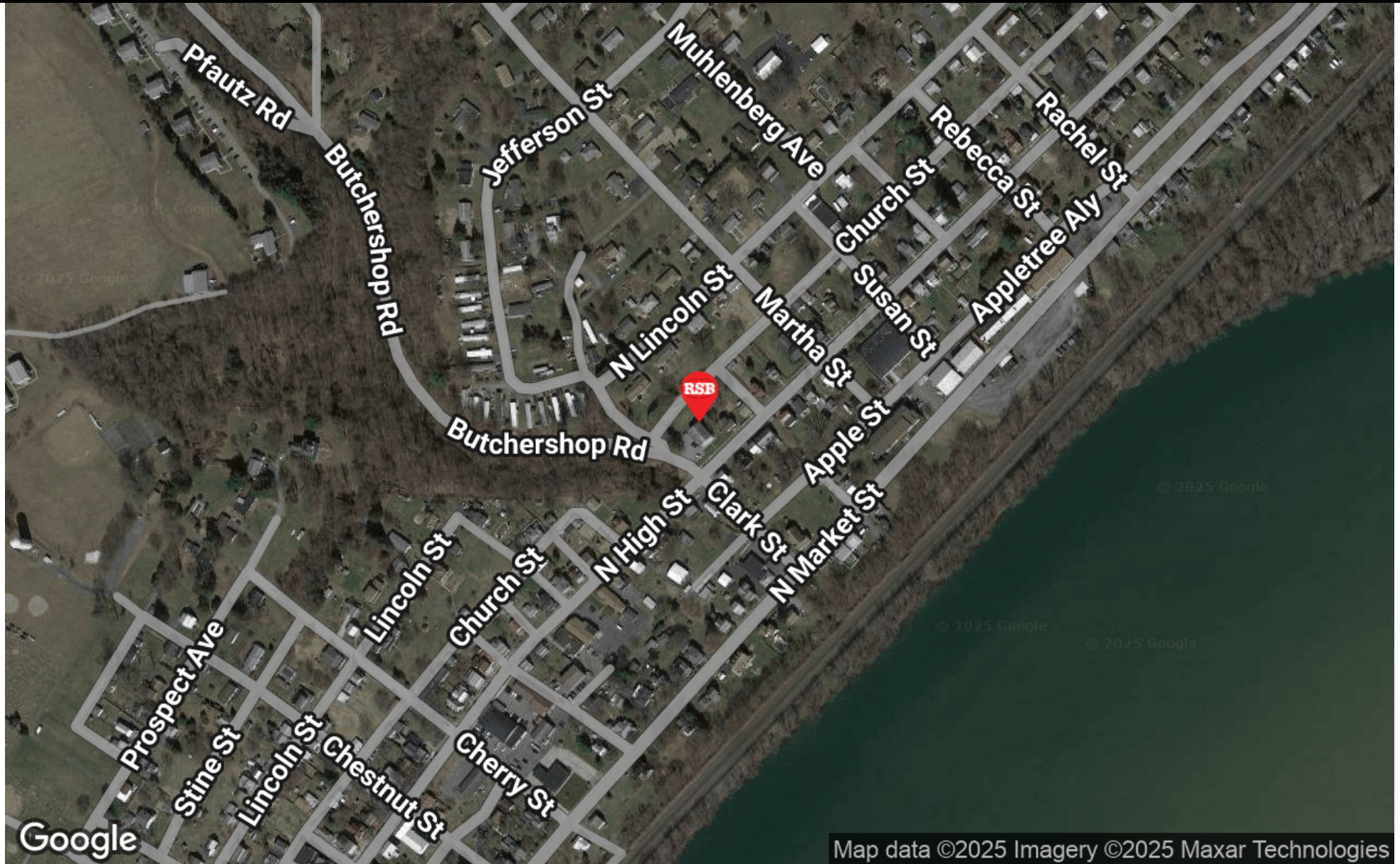
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SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	MARKET RENT
A	2	1	1,000 SF	\$840	\$900
B	2	1	1,000 SF	-	\$900
C	2	1	1,000 SF	\$685	\$900
D	2	1	1,000 SF	\$780	\$900
E	2	1	1,000 SF	\$830	\$900
F	2	1	1,000 SF	\$800	\$900
TOTALS			6,000 SF	\$3,935	\$5,400
AVERAGES			1,000 SF	\$787	\$900



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INCOME SUMMARY	PROJECTED PROFORMA
Vacancy Cost	(\$4,536)
GROSS INCOME	\$60,264

EXPENSES SUMMARY	PROJECTED PROFORMA
Real Estate Taxes	\$5,162
Property Insurance	\$2,000
Management - 5%	\$3,013
Repairs/Maintenance - 5%	\$3,013
Water/Sewer/Trash	\$9,600
OPERATING EXPENSES	\$22,788
NET OPERATING INCOME	\$37,476

Enter comments here...

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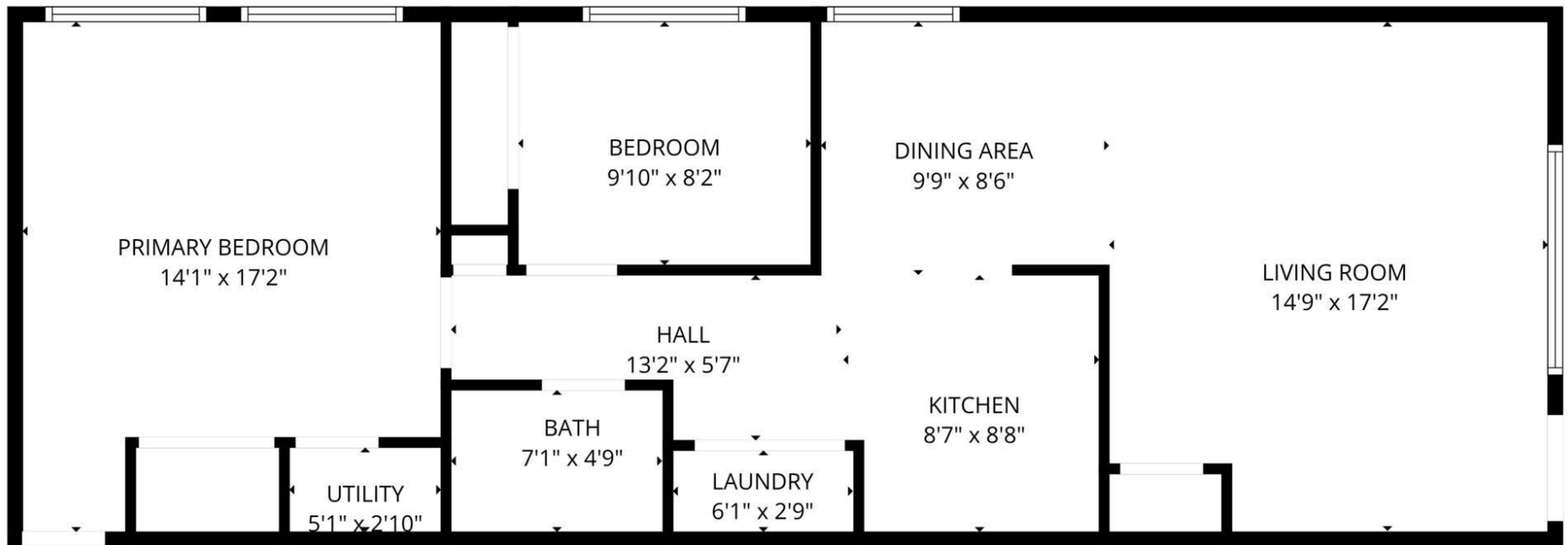
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Floorplan

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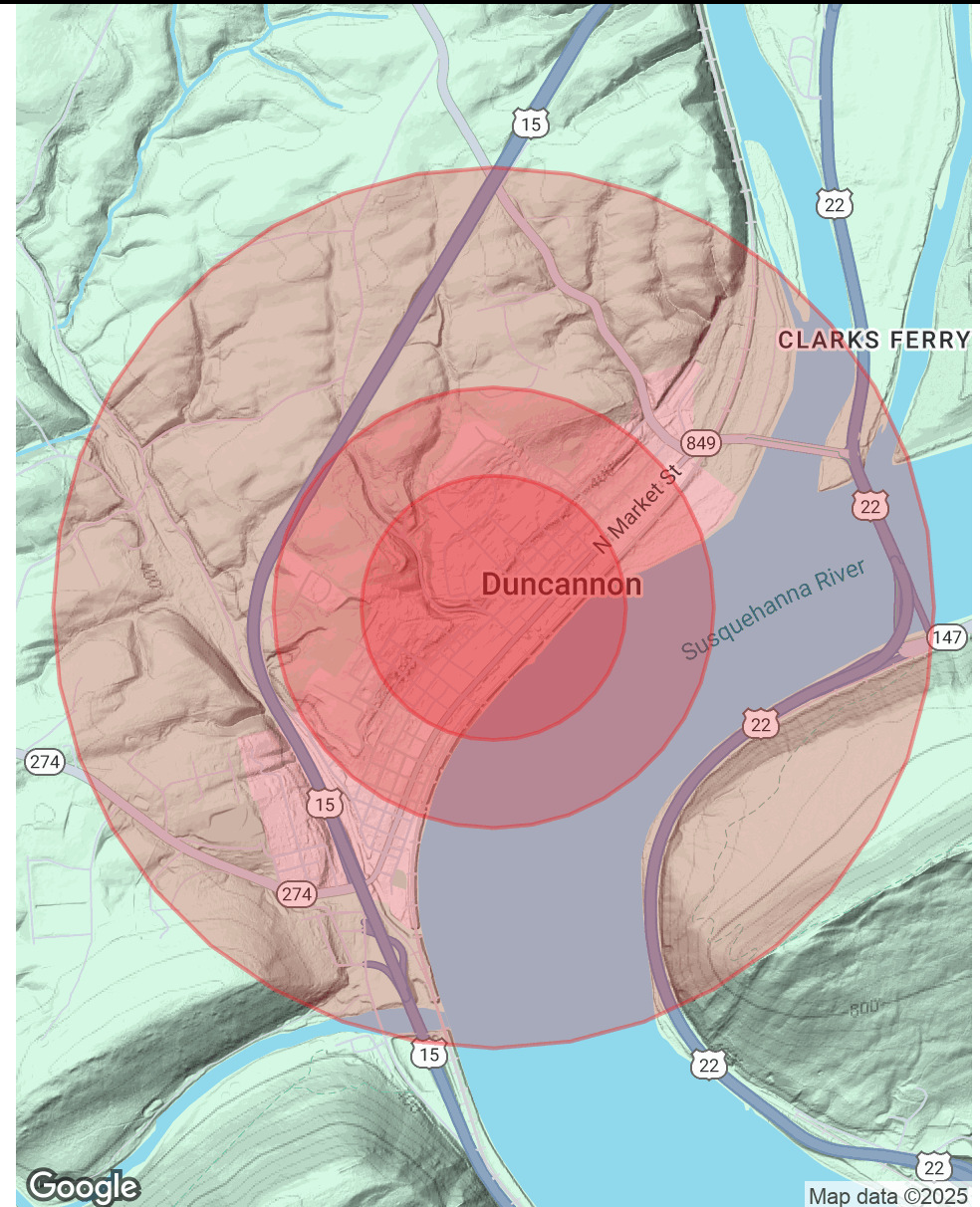
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	656	1,495	2,546
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	42	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	272	632	1,095
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$89,340	\$88,991	\$87,220
Average House Value	\$179,054	\$183,523	\$184,877

Demographics data derived from AlphaMap



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