

615 New York Street, Dunmore, PA

Offering Price: \$849,000

Units Total	Unit Name	Current Rents	Projected Rents	Notes
6	1 (Unit 625)	\$1,500.00	\$1,550.00	4 beds; large
	2 (Unit 623)	\$1,350.00	\$1,550.00	4 beds; large
	3 (Unit 621)	\$1,395.00	\$1,550.00	4 beds; large
	4 (Unit 619)	\$1,450.00	\$1,550.00	4 beds; large
	5 (Unit 617)	\$1,425.00	\$1,550.00	4 beds; large
	6 (Unit 615)	\$1,100.00	\$1,550.00	4 beds; large
		\$8,220.00	\$9,300.00	
		\$98,640.00	\$111,600.00	
	Expenses	Current Rents	Projected Rents	
	Taxes	\$4,219.21	\$4,219.21	
	Insurance	\$1,800.00	\$1,800.00	
	Electricity	Tenant	Tenant	
	Gas	Tenant	Tenant	
	Water/Sewer	Tenant	Tenant	
	Repairs and Maintenance	\$1,913.77	\$1,913.77	
		\$7,932.98	\$7,932.98	
	Current Rent Yearly NOI:	\$90,707.02	Projected Rent Yearly NOI:	\$103,667.02
	Current Rent Cap Rate	10.68%	Projected Rent Cap Rate:	12.21%
*All information subject to change.				