

FOR SALE

10-Unit Apartment and 5-Unit Retail Property

**2-10 SOUTH FOURTH STREET
& 408 CHESTNUT STREET**

Emmaus, PA 18049

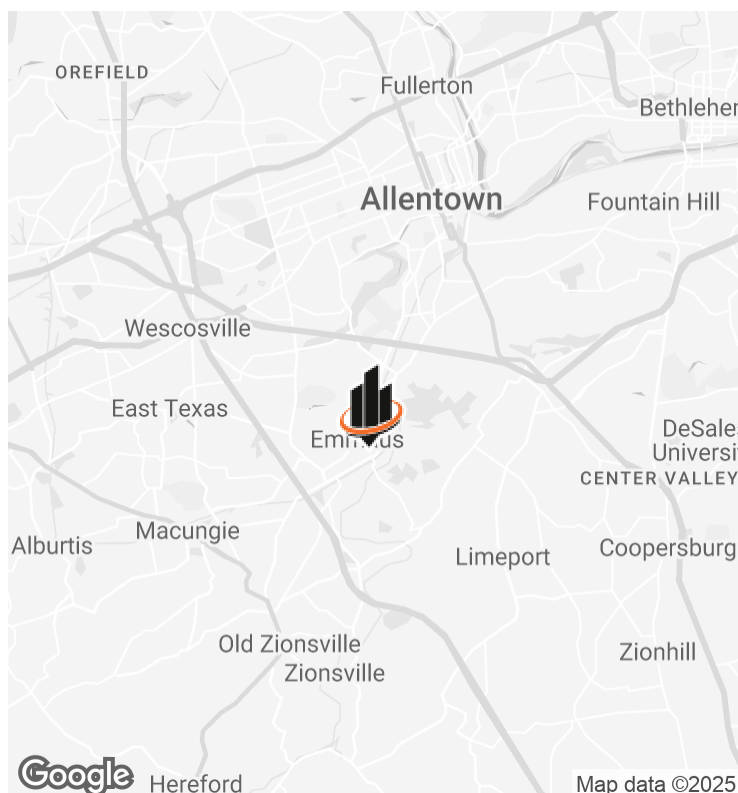
PRESENTED BY:

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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 14,506 SF property comprising 3 buildings on 0.21 acres
- 100% occupancy with opportunity for increased rental rates; zoned BC - Central Commercial
- 10 MF units: 7 two BR and 3 one BR; 5 commercial units
- Radiator (oil) heat in MF units; electric heat in commercial units
- New TPO roof on 8-10 South Fourth in 2021

OFFERING SUMMARY

SALE PRICE:	\$3,200,000
NUMBER OF UNITS:	10 Apartments; 5 Retail
LOT SIZE:	0.21 Acres
BUILDING SIZE:	14,506 SF
PRO FORMA NOI:	\$212,237
2025 EST. TAXES:	\$30,562

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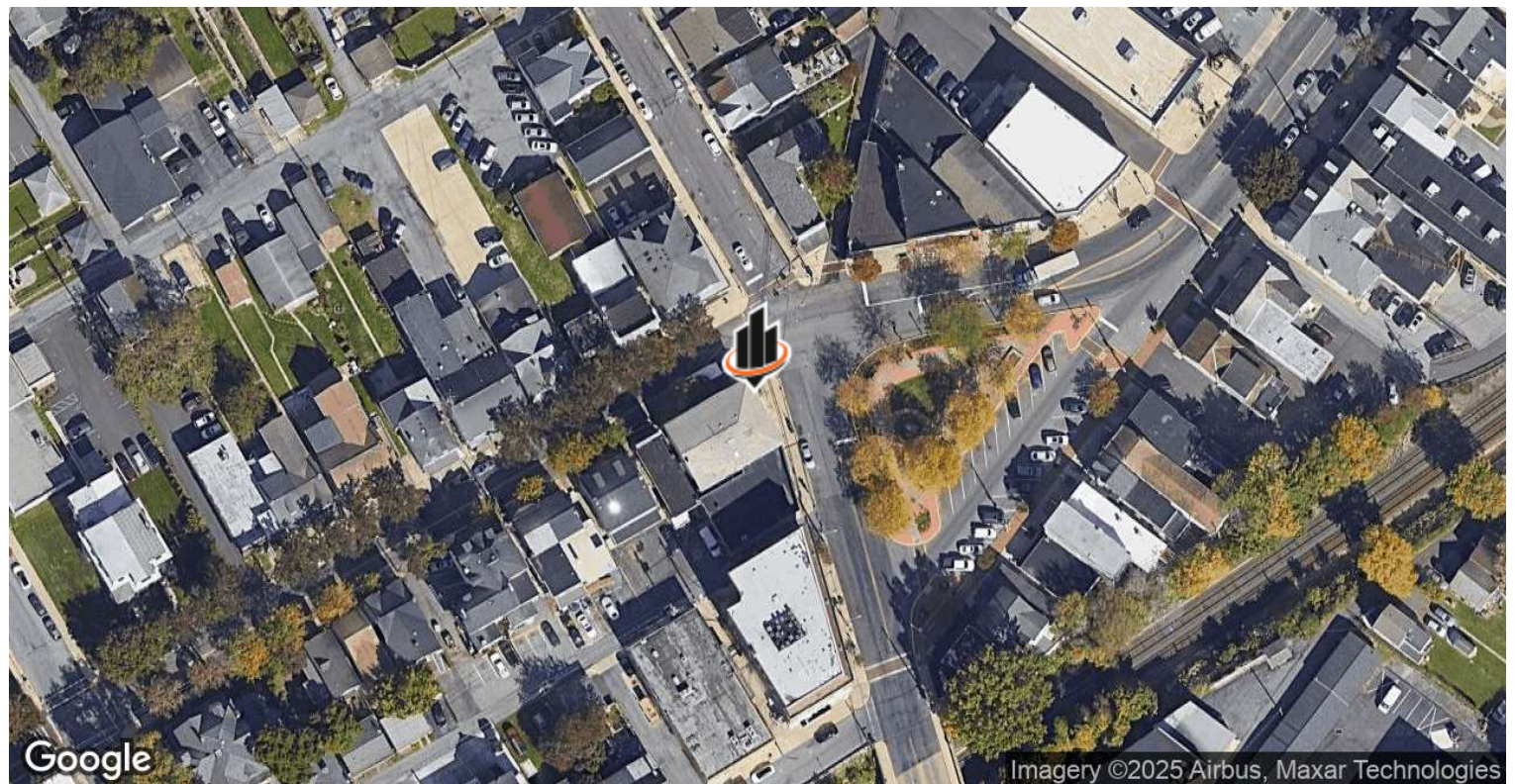
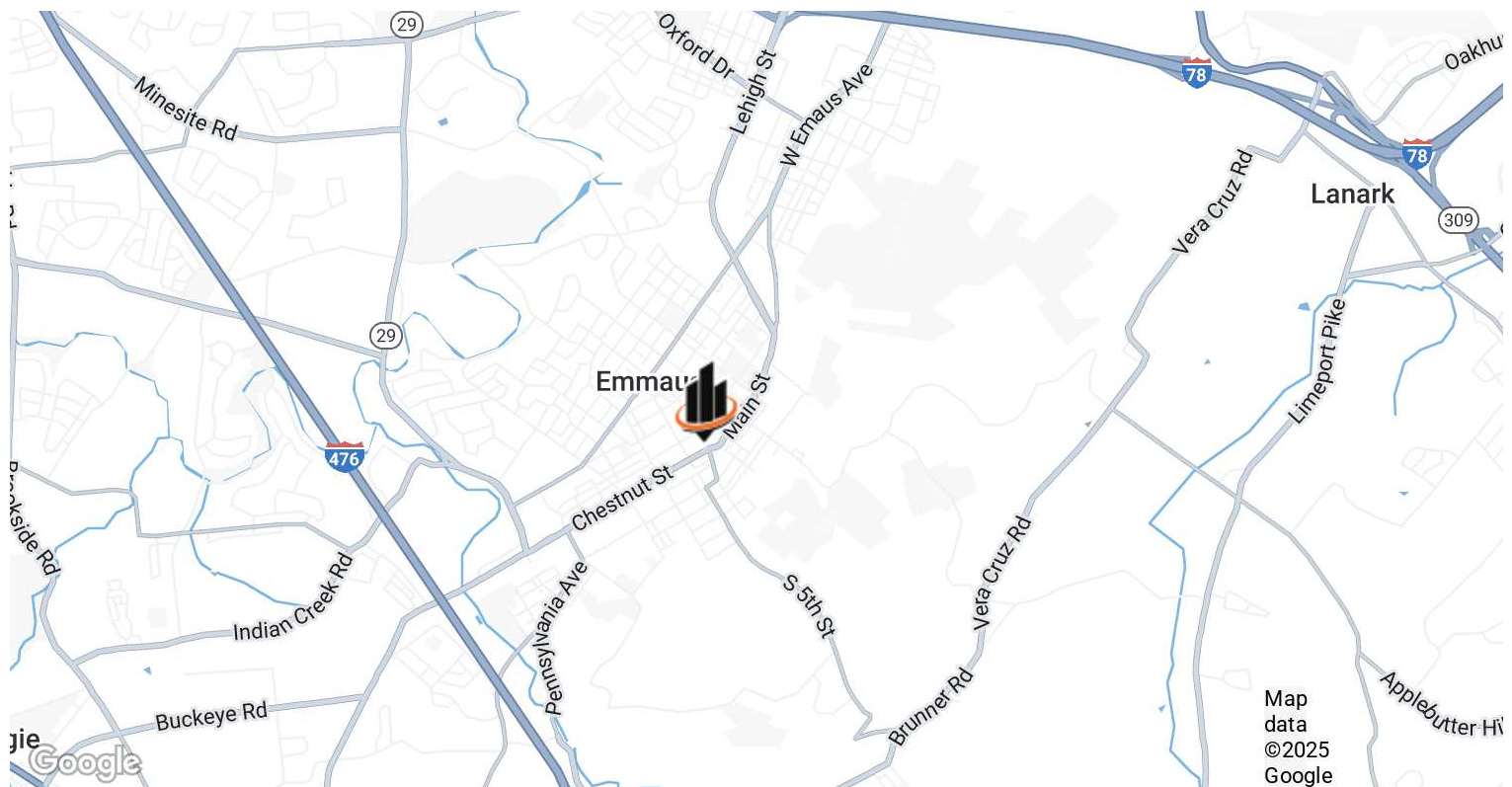
Property Description

Introducing an exceptional investment opportunity in the heart of the Lehigh Valley. This property at 2-10 South Fourth Street and 408 Chestnut St in Emmaus boasts a 14,506 square foot combined property with 15 units (10 MF and 5 Retail) and 100% occupancy. This turnkey investment promises strong and consistent returns, with a high-demand tenant environment and opportunity for increased rental rates. Positioned for success, this property offers a secure and lucrative addition to any investor's portfolio in one of the region's most sought-after commercial districts.

LOCATION DESCRIPTION

Emmaus offers an inviting blend of tradition and contemporary appeal. The area has become a thriving hub for retail, and hosts a diverse mix of shopping and dining experiences. Situated in the town's center and directly across from Triangle Park, the location's proximity to major roadways (Rt 476, Rt 29, Rt 78/309, Emaus Ave) and bustling community events makes it a prime investment opportunity for multifamily and retail investors.

LOCATION MAP



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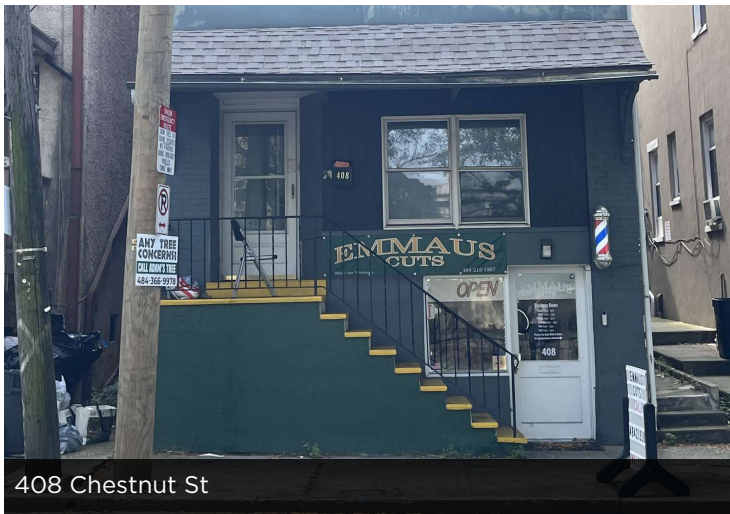
ADDITIONAL PHOTOS



2-6 South 4th St



8-10 South 4th St



408 Chestnut St



View from Chestnut St



View from Triangle Park



Across from Triangle Park

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MONTHLY RENT ROLL

UNIT	BEDROOMS	RENT	LEASE START	LEASE END	COMMENTS
1 (2 S 4th)	2	\$1,425.00	Feb 2025	Feb 2026	upgraded plumbing, water heater, paint/plaster
2 (2 S 4th)	2	\$1,400.00	July 2024	MTM	-
3 (2 S 4th)	1	\$1,200.00	Feb 2024	MTM	-
4 (2 S 4th)	2	\$1,400.00	Sept 2023	MTM	-
5 (2 S 4th)	2	\$1,400.00	Apr 2024	MTM	-
6 (2 S 4th)	1	\$1,275.00	Apr 2025	Apr 2026	-
8 (8 S 4th)	2	\$1,350.00	Sept 2022	MTM	-
10 (8 S 4th)	2	\$1,400.00	Sept 2023	MTM	-
408 Chestnut 2nd Fl	1	\$1,275.00	Apr 2025	Apr 2026	-
408 Chestnut 1st Fl	2	\$1,250.00	Oct 2022	MTM	-
Unit 2 (Smoke Shop - 2 S 4th)	-	\$2,200.00	Aug 2023	Aug 2033	3% annual esc
Unit 6 (Pharmacy - 2 S 4th)	-	\$2,250.00	Jan 2025	Jan 2030	3% annual esc
Unit 8 (Consignment - 8 S 4th)	-	\$2,251.00	Aug 2020	Aug 2030	3% annual esc; includes 1 parking spot
Unit 10 (Salon - 8 S 4th)	-	\$2,585.00	Aug 2020	Aug 2030	3% annual esc; new HVAC 2023
Barbershop (408 Chestnut)	-	\$1,200.00	Jan 2024	MTM	3% annual esc
TOTALS		\$23,861.00			

- Apartments: Tenant pays electric (metered); each unit has its own water heater (in unit or in basement); oil heat and water are included in rent; tenants pay \$485/yr trash. All residential hallway floors in 2 S 4th St (aka 406 Chestnut) to be upgraded in 2025; hallways painted in 2024. Tenants pay 1 month's rent for security deposit.

- Retail: Units 2-10 pay for heat pump, A/C, and trash; Barbershop pays for trash and electric (metered)

- There is a gas line to the building, but it is not used. Owner received \$110K estimate for mini-splits, but has not ordered installation

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ANNUAL INCOME & EXPENSES

INCOME SUMMARY		PER UNIT
GROSS SCHEDULED INCOME	\$286,332	\$19,088.80
TOTAL INCOME	\$286,332	\$19,088
EXPENSE SUMMARY		PER UNIT
TAXES	\$30,562	\$2,037.47
INSURANCE	\$11,317	\$754.47
MAINTENANCE	\$2,807	\$187.13
ELECTRIC (COMMON)	\$1,004	\$66.93
WATER/SEWER	\$2,771	\$184.73
HEATING	\$11,051	\$736.73
LAWN/SNOW	\$266	\$17.73
GROSS EXPENSES	\$59,778	\$3,985.20
NET OPERATING INCOME	\$212,237	\$14,149.16

MF and Retail occupancy is 100%, which suggests an opportunity to increase rates. Expenses are actual and based on 2024 data. Taxes show CRS Tax estimate for 2025. Boilers are serviced annually.

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