

1508 & 1512 N. Heald St.
Wilmington, DE 19801



RE: Information of Properties Under Current Ownership

Thank you for your interest in the properties that we have listed at the above referenced.

Below is a list of all the upgrades/repairs completed to the subject;

	YEAR
New roof on 1508/Tar paper over existing	2020
New air heaters 1508/1512	2020
New plumbing, toilets, sinks and vanities 1508/1512	2020
New water heaters 1508/1512	2020
80 Gallon 1512	
40 Gallon 1508	
New electrical service and panels	2020
1512: 200 Amp, 240 Volt, 3 Phase Electric	
Repaired/Replaced light fixtures 1508/1512	2020
Repair/Replace outside fence and gates	2020
Installed outdoor security lights	2020
Replaced 3 Entry Doors 1508/1512	2020
Installed drop ceiling in front area 1512	2020
Build out office with cabinets and desk area; 1512	2021
New heater and air-conditioner; 1512	2021
Installed 1/2 Plexi glass window; 1512	2021
Install 8 outdoor security cameras	2021
Install indoor security system	2021
Install privacy and security fence slats	2024

Sale of building will include:

Lorex Outdoor Cameras, (8) Inside Monitor and TV Display

The workbench only in shop area, NO VICE or TOOLS included

If purchaser choses we can leave the Simply Safe security system components:

door monitors, motion sensors, temperature sensor and flood sensor. Indoor camera system is in 1512 ONLY.

Items that can be purchased separately;

Fork lift

Air Compressor

Metal Racks in 1512

Possibly a few metal cabinets and or drawer units



Monthly Costs;

Simply Safe: \$29 monthly for 1512 only
Electric and Gas (Delmarva) was \$115 in August, \$423 February 2025
Water: \$75+/- Per Month
Insurance for Both Buildings: \$8,200+/-
Internet: \$75+/-
Property Taxes;
1508: City - \$826.97
County - \$98.65
School - \$1,342.69
Total - \$2,268.31
Tax Year - 2024
1512: City - \$913.68
County - \$108.99
School - \$1,483.49
Total - \$2,506.16
Tax Year - 2024

Property is in a Flood Plain. Seller does not carry flood insurance. Buyer to conduct Due Diligence for such with their own Carrier and/or Lender depending on funding type

1508 Lease Terms (Has gone Month to Month);

Possession: February 1, 2023
Expiration: January 31, 2025
Monthly Rent: \$1,200
Security Deposit: \$2,400