## 1600 REGINA ST

## SALE 1600 Regina St Harrisburg, PA 17103



### **PROPERTY DESCRIPTION**

6 Unit Multi-family fully occupied, turnkey investment property. Located in a recently revitalized neighborhood. All units are in excellent shape. Separately metered electric and low owner expenses in place. Listed at a 10.48 CAP with current rent exceeding \$78,000 annually.

## **OFFERING SUMMARY**

**Total Population** 

Sale Price:			\$550,000
Number of Units:			6
Lot Size:			1,624 SF
Building Size:			3,924 SF
NOI:			\$57,620.00
Cap Rate:			10.48%
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,498	3,655	9,748

4.324

Josh Mumaw Commercial Real Estate Advisor (717) 503-0009

Mackenzie Hilsinger (717) 756-5501



24.300

10.180

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SALE























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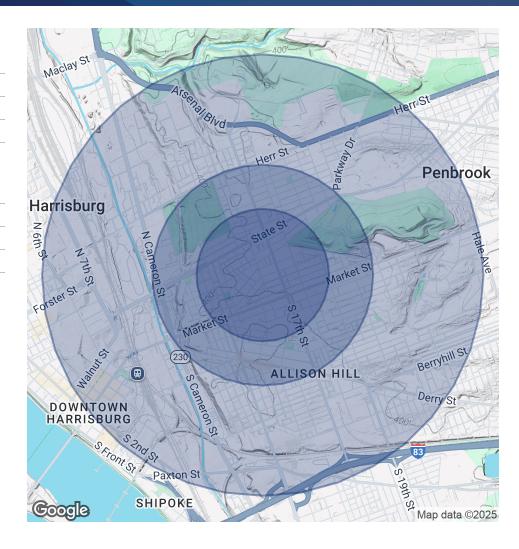
## 1600 REGINA ST

## 1600 Regina St Harrisburg, PA 17103

# SALE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,324	10,180	24,300
Average Age	34	35	36
Average Age (Male)	34	34	35
Average Age (Female)	35	35	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,498	3,655	9,748
# of Persons per HH	2.9	2.8	2.5
Average HH Income	\$56,631	\$56,379	\$59,073
Average House Value	\$118,369	\$121,230	\$133,017

Demographics data derived from AlphaMap



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## Net Sheet for 1600 Regina St

Income					
Rent		\$6,525			
Utility Fee		70,000			
Legal Related / Late fees					
Tenant Billed repairs					
Monthly Income		\$6,525			
Annual Income	\$	78,300.00			
		•			
<u>Expenses</u>					
Insurance		\$2,920			
Gas		\$750			
Electric		\$420			
Management	\$	-			
Trash	\$	2,375.00			
Taxes	\$	2,485.00			
Water/sewer	\$	3,600.00			
Vacancy Reserve 5%	\$	3,915.00			
Maintenance Reserve 5%	\$	3,915.00			
Lawn/Snow		\$300			
Annual Expenses		\$20,680			
Net	\$	57,620.00			
_					
CAP at \$550,000		0.10			
				_	
	Unit 1 2			Current Rents  \$ 1,150.00 \$ 1,000.00	
	3		\$	1,075.0	
	4		\$	1,000.0	
	6		\$ \$	1,300.0 1,000.0	