

1070 Applebutter Road, Bethlehem, PA

Income

Gross Rents	\$ 78,300
Vacancy	\$ -
Net Rent	\$ 78,300

Owners Expenses

Taxes	\$ -	\$ 1,757
Insurance	\$ -	\$ 1,512
Water	\$ -	\$ 657
Repairs	\$ -	\$ 2,354
	\$ 6,280	\$ 6,280

NOI	\$ 72,020
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Proforma

Purchase Price	\$ 599,000	
Deposit	\$ 149,750	25%
Mortgage	\$ 449,250	
Annual Payments	\$ 38,967	

Mortgage Terms		
Rate	7.25%	
Years	25	Payout
Amount	\$ (449,250)	25% of Purchase Price

Total Investment

Deposit	\$ 149,750	
Closing Costs	\$ 20,000	Guesstimate
Investment	\$ 169,750	
NOI	\$ 72,020	
Payment	\$ 38,967	
Net Profit	\$ 33,053	

Tenants	Monthly	Annual	
Garage 1 -2	\$ 1,175	\$ 14,100	Spring, 2026
Garage 3 - 8	\$ 3,950	\$ 47,400	Fall, 2027
Garage 9	\$ 1,400	\$ 16,800	Spring, 2028
	\$ 6,525	\$ 78,300	

ROI	19.47%	Excluding deductions
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Date: 3/20/2025