

OFFERING MEMORANDUM - 44 E HIGH STREET, POTTSTOWN PA



THE GUARDIAN APARTMENTS (24 UNITS)

7.32% CAP RATE | \$92,000± PER UNIT



KW COMMERCIAL
131 Woodcutter St Suite 100
Exton, PA 19341



Each Office Independently Owned and Operated

PRESENTED BY:

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44 EAST HIGH STREET

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CONFIDENTIALITY AND DISCLAIMER

44 EAST HIGH STREET

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EXECUTIVE SUMMARY | HIGHLIGHTS

44 EAST HIGH STREET



Executive Summary

Presented by KW Commercial, Suburban West, this 24-unit apartment building, constructed in the 1960s, offers a significant value-add opportunity located in the heart of Pottstown, PA—a town experiencing a wave of revitalization and renewed investment. Pottstown is emerging as a vibrant community, attracting new residents and businesses due to its strategic location, access to key transportation routes, and growing amenities. With a current mix of studio, one-bedroom, and two-bedroom apartments, this property is ideally positioned to benefit from the area's upswing.

As Pottstown continues to evolve with increased local investment and infrastructure improvements, the demand for quality rental housing is on the rise. This property, with its solid construction and desirable unit mix, is poised for rent growth and operational efficiency improvements. The fact that each unit is separately metered for utilities not only simplifies management but also lowers overhead costs, making it easier for owners to maintain healthy cash flow.

For investors, the opportunity to capitalize on both rent increases and long-term property appreciation is immense. With rents currently below market levels, there is substantial room to increase revenue by adjusting rates to match the ongoing revitalization of Pottstown and the increasing desirability of the neighborhood. The building's strategic location ensures high demand for housing, making this a prime investment in a rapidly improving market.

Property Highlights

- Well-Maintained Low-Rise Apartment Building
- 24 Units: A strong mix of studio, one-bedroom, and two-bedroom apartments
- Prime location in a high-demand, revitalizing neighborhood

OFFERING DETAILS

44 EAST HIGH STREET

Investment Analysis

Asking Price:	\$2,200,000
Price Per Unit:	\$91,667
CAP Rate:	7.32%
NOI:	\$161,001
Price PSF:	\$135.29
Pro Forma NOI:	\$185,745
Pro Forma CAP Rate:	8.44%

Building Details

Gross Income:	\$269,122
Operating Expenses:	\$108,121
Expense Ratio:	40%
Unit Breakdown:	Studios (3), One Bed (18), Two Bed (3)



Property Details

APN:	16-00-13792-007
Property Taxes	\$39,936
Building Szie:	16,262
Lot Size:	12,480 SF
Stories:	Two + Basement
Parking:	Off street
Zoning:	Downtown
County:	Montgomery, PA
Municipality Name	Pottstown Boro
Gas:	Public
Water:	Public
Sewer:	Public
School District:	Pottstown

PROPERTY PHOTOS

44 EAST HIGH STREET



PROPERTY PHOTOS

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PROPERTY PHOTOS

44 EAST HIGH STREET



INVESTMENT ANALYSIS

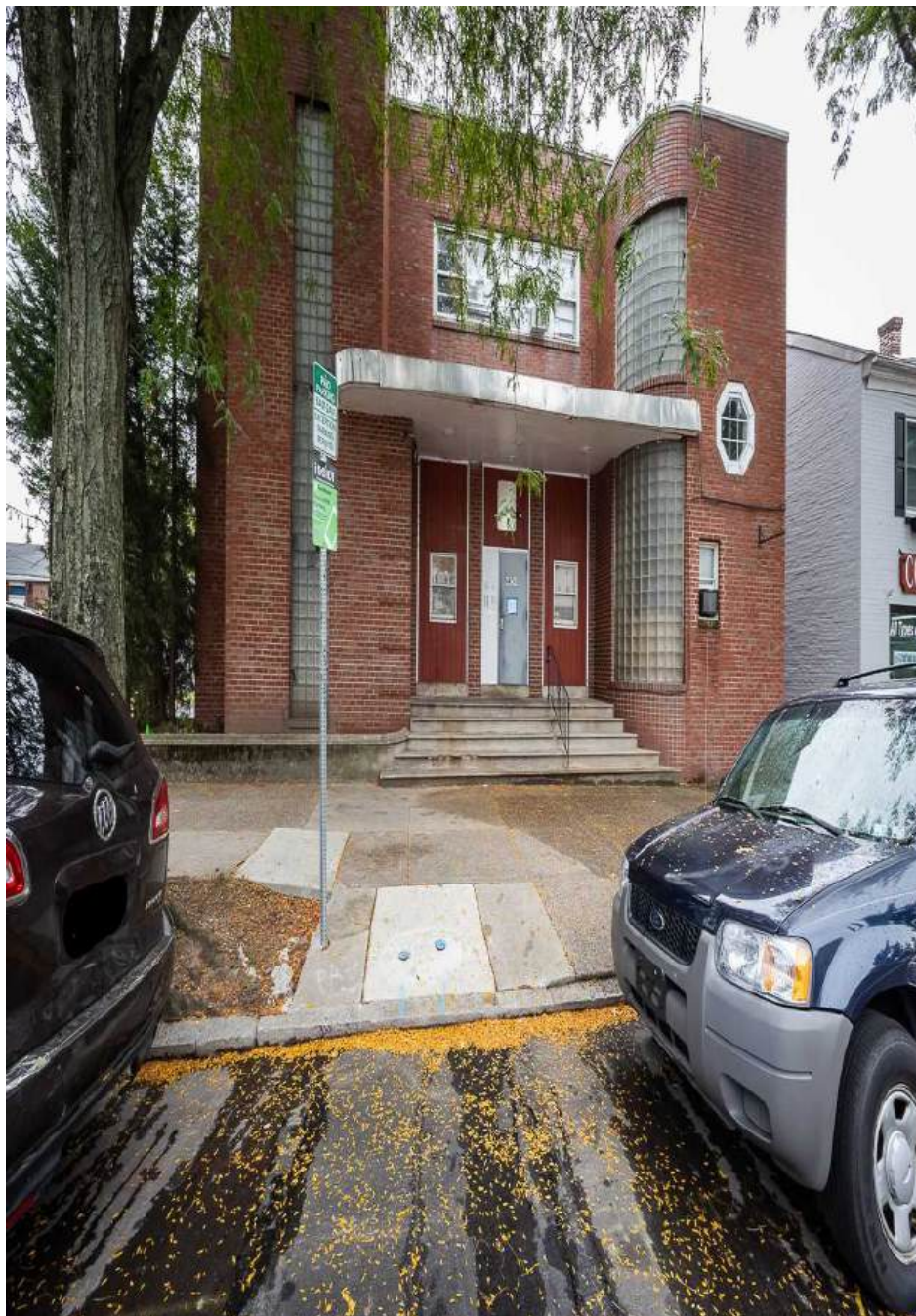
44 EAST HIGH STREET

Investment Analysis

The building generates a total annual income of \$269,122 under its current operations, which includes rental income from apartments, laundry, utilities, and other fees. The pro forma projection estimates a potential income increase to \$290,540 by improving management efficiencies and increasing rents to market levels. The current net operating income (NOI) is \$161,001, with pro forma estimates reaching \$185,745.

Financing Details

Offering Price:	\$2,200,000
CAP Rate:	Actual 7.32% Pro Forma 8.44%
Price Per Unit:	\$91,667
Down Payment:	25% (\$550,000)
Loan Amount:	75% (\$1,650,000)
Monthly Debt Service:	\$11,140.92
Annual Debt Service:	\$133,691



INCOME AND EXPENSES

44 EAST HIGH STREET

Actual Income

Total Rental Income	\$255,420
General Vacancy	(\$7,663)
Total	\$247,757
Laundry	\$1,005
Utilities (Water: \$35-\$40 per unit)	\$7,948
Gross Total	\$269,122

Expenses

Taxes	\$39,936
Water/Sewer	\$12,596
Insurance	\$7,270
Electric	\$2,273
Licenses & Permits	\$1,700
Trash	\$1,521
Management	\$24,403
Repairs / Maintenance	\$16,580
Landscaping / Snow	\$0
Cleaning	\$1,440
Professional Fees	\$402
Total:	\$108,121

NOI: \$161,001

Pro Forma Income

Total Rental Income	\$277,500
General Vacancy	(\$8,325)
Total	\$269,175
Laundry	\$1,005
Utilities (Water: \$35-\$40 per unit)	\$7,948
Gross Total	\$290,540

Pro Forma Expenses

Taxes	\$39,936
Water/Sewer	\$13,000
Insurance	\$10,000
Electric	\$3,000
Licenses & Permits	\$1,700
Trash	\$3,000
Management	\$13,459
Repairs / Maintenance	\$17,000
Landscaping / Snow	\$1,200
Cleaning	\$1,500
Professional Fees	\$1,000
Total:	\$104,795

Pro Forma NOI: \$185,745

RENT ROLL

44 EAST HIGH STREET

Actual: \$21,285.00 monthly / \$255,420.00 annually

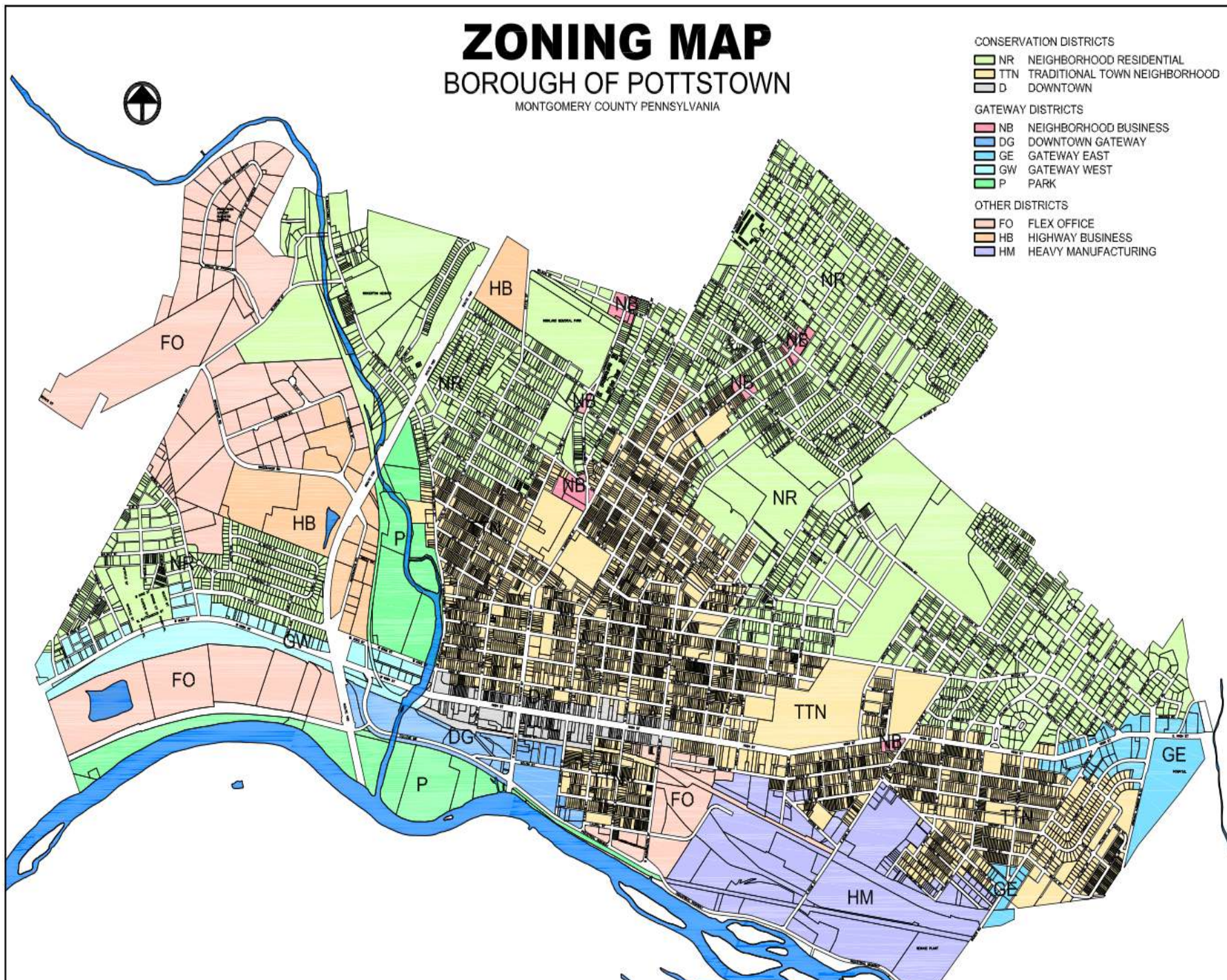
Unit 1: 1bd / 1ba	\$825.00
Unit 2: 1bd / 1ba	\$900.00
Unit 3: 1bd / 1ba	\$950.00
Unit 4: 1 bd / 1ba	\$900.00
Unit 5: 1bd / 1ba	\$900.00
Unit 6: 1bd / 1ba	\$900.00
Unit 7: 1bd / 1ba	\$850.00
Unit 8: 1bd / 1ba	\$900.00
Unit 9: 1bd / 1ba	\$800.00
Unit 10: 1bd / 1ba	\$800.00
Unit 11: Studio	\$825.00
Unit 12: 1bd / 1ba	\$750.00
Unit 13: 1bd / 1ba	\$900.00
Unit 14: 2bd / 1ba	\$1,300.00
Unit 15: 2bd / 1ba	\$1,300.00
Unit 16: 1bd / 1ba	\$825.00
Unit 17: 1bd / 1ba	\$750.00
Unit 18: Studio	\$825.00
Unit 19: Studio	\$865.00
Unit 20: 1bd / 1ba	\$650.00
Unit 21: 1bd / 1ba	\$900.00
Unit 22: 1bd / 1ba	\$590.00
Unit 23: 1bd / 1ba	\$915.00
Unit 24: 2bd / 1ba	\$1,165.00

Pro Forma: \$23,125.00 monthly / \$277,500.00 annually

Unit 1: 1bd / 1ba	\$925.00
Unit 2: 1bd / 1ba	\$925.00
Unit 3: 1bd / 1ba	\$925.00
Unit 4: 1 bd / 1ba	\$925.00
Unit 5: 1bd / 1ba	\$925.00
Unit 6: 1bd / 1ba	\$925.00
Unit 7: 1bd / 1ba	\$925.00
Unit 8: 1bd / 1ba	\$925.00
Unit 9: 1bd / 1ba	\$925.00
Unit 10: 1bd / 1ba	\$925.00
Unit 11: Studio	\$850
Unit 12: 1bd / 1ba	\$925.00
Unit 13: 1bd / 1ba	\$925.00
Unit 14: 2bd / 1ba	\$1,400
Unit 15: 2bd / 1ba	\$1,400
Unit 16: 1bd / 1ba	\$925.00
Unit 17: 1bd / 1ba	\$925.00
Unit 18: Studio	\$850
Unit 19: Studio	\$850
Unit 20: 1bd / 1ba	\$925.00
Unit 21: 1bd / 1ba	\$925.00
Unit 22: 1bd / 1ba	\$925.00
Unit 23: 1bd / 1ba	\$925.00
Unit 24: 2bd / 1ba	\$1,400

ZONING MAP

44 EAST HIGH STREET



ZONING - CODE

44 EAST HIGH STREET

Downtown (Conservation).

[Ord. 1968, 9/8/2003, § 320; as amended by Ord. 2042, 8/13/2007; by Ord. 2064, 7/13/2009, § 3; by Ord. 2067, 12/14/2009, § 4; by Ord. 2085, 9/12/2011; by Ord. 2110, 5/13/2013; by Ord. 2154, 9/12/2016 and by Ord. No. 2183, 4/8/2019]

1. Intent: To preserve and enhance Pottstown's historic Central Business District with a wide range of retail, business, professional, governmental, and urban residential uses.

2. Definitions. The following definitions shall be applicable to the Downtown District and any other zoning district or overlay in which these definitions are expressly applied only, and, with respect to the Downtown District and any other districts or overlays in which these definitions are expressly applied only, shall supersede any definitions in conflict herewith.

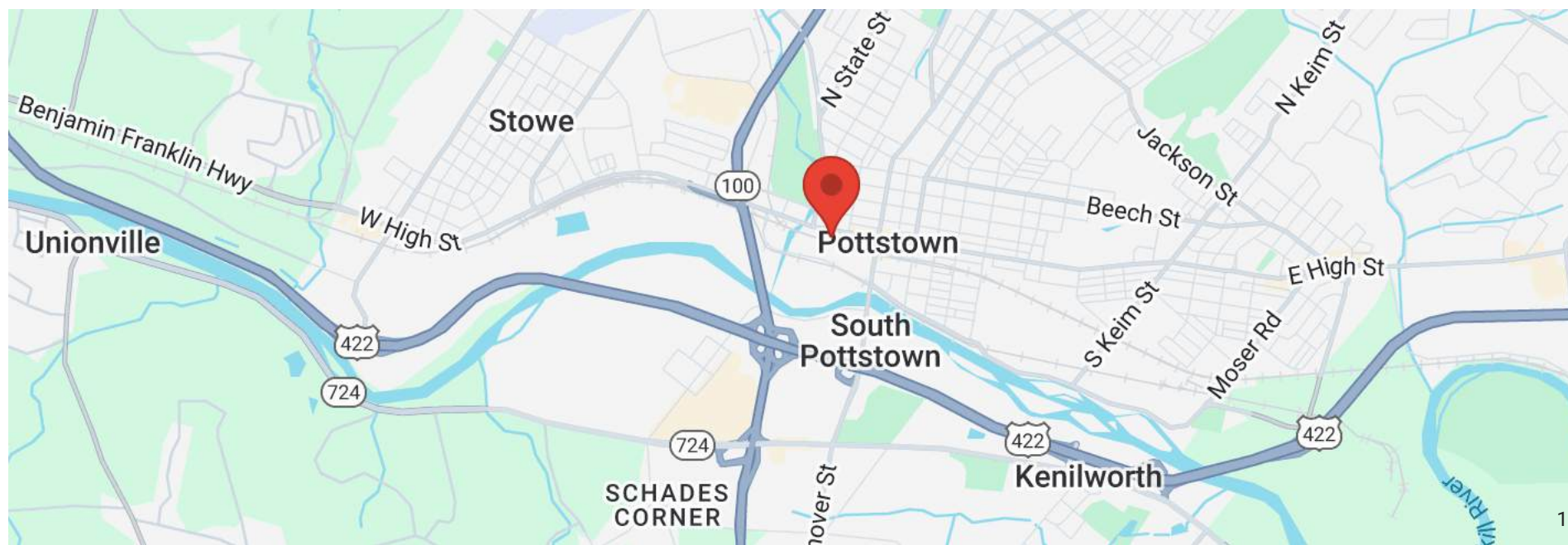
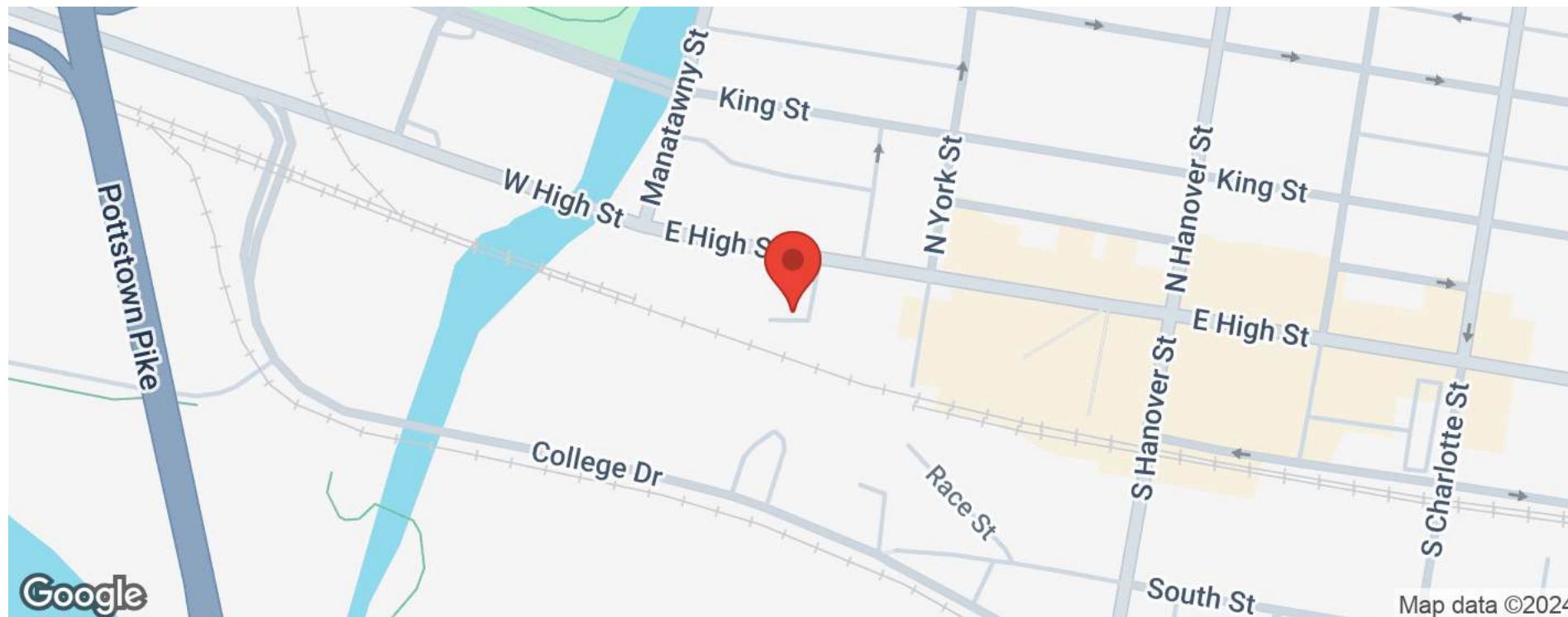
[Amended by Ord. No. 2201, 1/11/2021]

3. Permitted Uses. A building may be erected or used and a lot may be used or occupied for any of the following purposes and no other, subject to the standards herein contained in this chapter:

- A. Art gallery.
- B. Artist (individual) studios and artisan industrial.
- C. Bank and financial institutions.
- D. Commercial or trade school.
- E. Dwelling, multifamily unit (permitted only as a part of a mixed-use building).
- F. Grocery store or supermarket.
- G. Health and fitness center.
- H. Hotel/motel.
- I. Library or museum.
- J. Mixed-use building.
- K. Office - business.
- L. Office - general.
- M. Office - municipal or governmental.
- N. Office - professional.
- O. Open-air markets.
- P. Personal care business - A.
- Q. Professional service business.
- R. Recreation, indoor.
- S. Research and development laboratory.
- T. Restaurant, sit-down.
- U. Restaurant, take-out, and prepared foods shop.
- V. Retail shop.
- W. Studio training for dance, art, music, photography, yoga, martial arts, or similar arts.
- X. Sundries, pharmaceuticals, and convenience sales (pharmacy).
- Y. Tavern/bar.
- Z. Theater, movie.
- AA. Theater, performing.

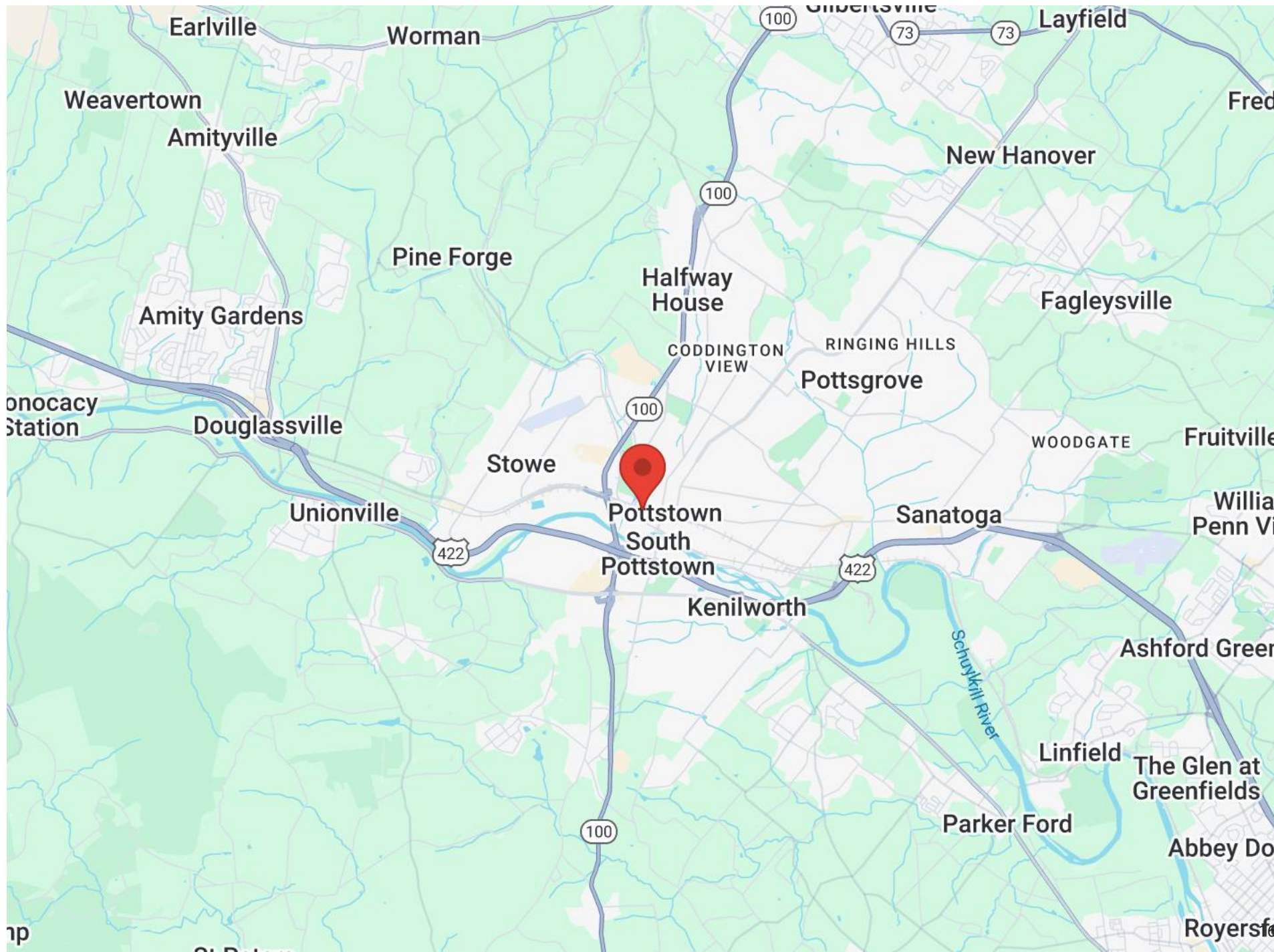
LOCATION MAPS

44 EAST HIGH STREET



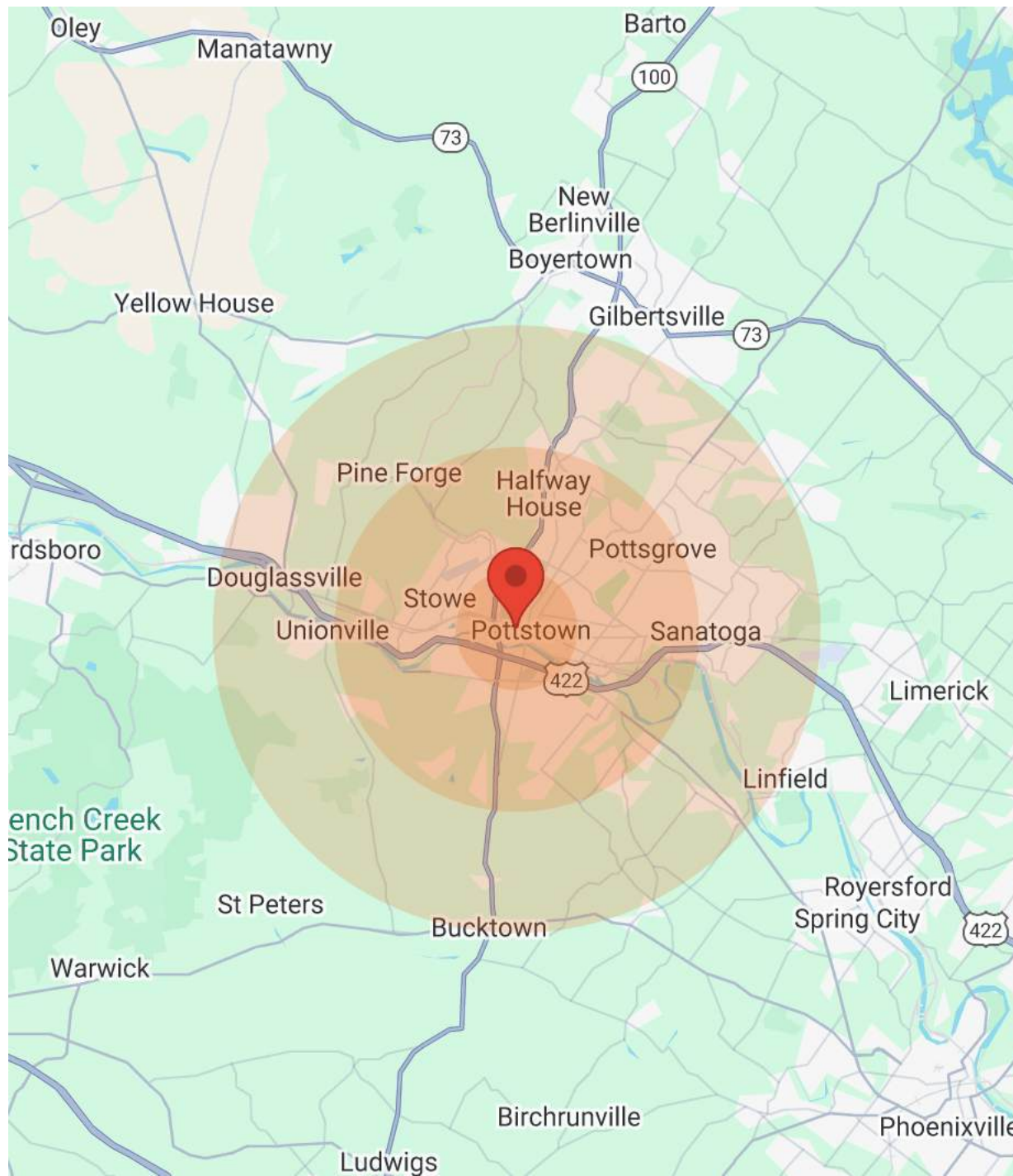
REGIONAL MAP

44 EAST HIGH STREET



DEMOGRAPHICS

44 EAST HIGH STREET



Population	1 Mile	3 Miles	5 Miles
Male	6,214	20,742	39,380
Female	6,411	21,652	41,041
Total Population	12,625	42,394	80,421

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,754	8,025	15,104
Ages 15-24	1,755	5,620	11,358
Ages 25-54	5,021	16,250	29,891
Ages 55-64	1,416	5,404	10,622
Ages 65+	1,679	7,095	13,446

Race	1 Mile	3 Miles	5 Miles
White	8,696	35,431	71,419
Black	2,960	5,048	6,453
Am In/AK Nat	5	18	24
Hawaiian	1	1	1
Hispanic	1,146	2,050	2,500
Multi-Racial	1,856	3,380	4,170

Income	1 Mile	3 Miles	5 Miles
Median	\$38,452	\$47,920	\$59,813
< \$15,000	1,049	1,895	2,789
\$15,000-\$24,999	827	1,945	2,824
\$25,000-\$34,999	622	1,636	2,726
\$35,000-\$49,999	717	2,491	3,639
\$50,000-\$74,999	1,001	3,645	6,007
\$75,000-\$99,999	600	2,701	4,888
\$100,000-\$149,999	359	2,054	5,234
\$150,000-\$199,999	27	402	1,663
> \$200,000	58	322	982

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,858	18,690	33,015
Occupied	5,177	17,174	30,881
Owner Occupied	2,208	11,163	22,753
Renter Occupied	2,969	6,011	8,128
Vacant	681	1,516	2,134

CONTACT

44 EAST HIGH STREET



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