



**FOR SALE
OR LEASE**

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AVAILABLE IN DOWNTOWN MEDIA!



LOCATION: 23-25 E STATE STREET - MEDIA PA 19063

PROPERTY HIGHLIGHTS:

- ◆ GREAT OPPORTUNITY IN DOWNTOWN MEDIA!
- ◆ ON-SITE PARKING AVAILABLE
- ◆ +/- 2,100 SF OF RETAIL/OFFICE SPACE AVAILABLE!
- ◆ ZONED ROA [RETAIL, OFFICE, APARTMENT]
- ◆ MIXED USE BUILDING - 2 STOREFRONTS AND 3 APARTMENTS [UPSIDE!]
- ◆ WITHIN WALKING DISTANCE TO THE MEDIA TRAIN STATION AND SEPTA TROLLEY!

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing.

INCOME AND EXPENSE REPORT

Property Address: 23-25 E State Street - Media, PA 19063
 Property Type: Mixed Use Investment

Unit #	Tenant Name	Lease Type	NRSF	Start Date	End Date	Renewal Option	Monthly Rent	Comments (Rent Escalations, Extension Options, Reimbursements, Early Termination, % of Sales, etc.)
23	Game Store	5 Year		9/1/17	8/31/22	(1) 5 YR	\$ 2,732	3% Annual Inc [Would like to extend]
23 A	1 BR Apartment	Year to Year					\$ 925	
23 B	2 BR Apartment	Year to Year					\$ 960	
25	Available						\$ 4,000	
25 A	2 BR Apartment	Year to Year					\$ 810	
Total							\$ 9,427	

GROSS ANNUAL INCOME:

Rental Income	\$ 113,127
Vacancy (5%)	\$ 5,656
Yearly Reimbursements	\$ 1,793
Gross Income	\$ 109,264

FINANCING CRITERIA:

Purchase Price:	\$ 1,300,000.00
Down Payment:	\$ 325,000.00
Amount Financed:	\$ 975,000.00
Annual Principal and Interest:	\$ 63,414.00

ANNUAL EXPENSES:

Taxes	\$ 15,600
Insurance	\$ 3,511
Utilities	\$ 2,204
Trash	\$ 500
Repairs/Maintenance (4%)	\$ 4,525
Capital Reserve (4%)	\$ 4,525
Total Expenses	\$30,865

NOI:	\$ 78,398.49
Less P&I:	\$ 63,414.00
ROI:	\$ 14,984.49
Cash on Cash Return:	4.6%
4.25% - 25 Year Amortization	

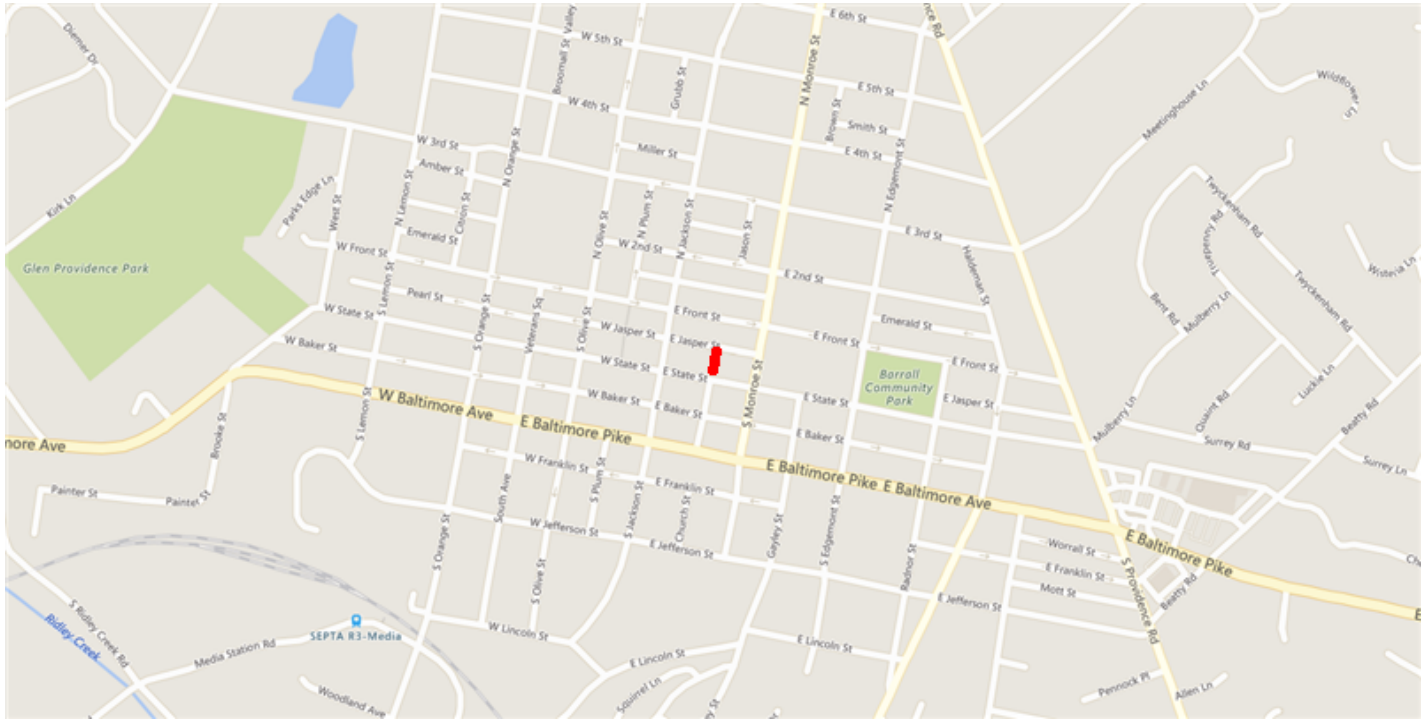
Net Operating Income	\$78,398
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SALES PRICE: \$1,300,000

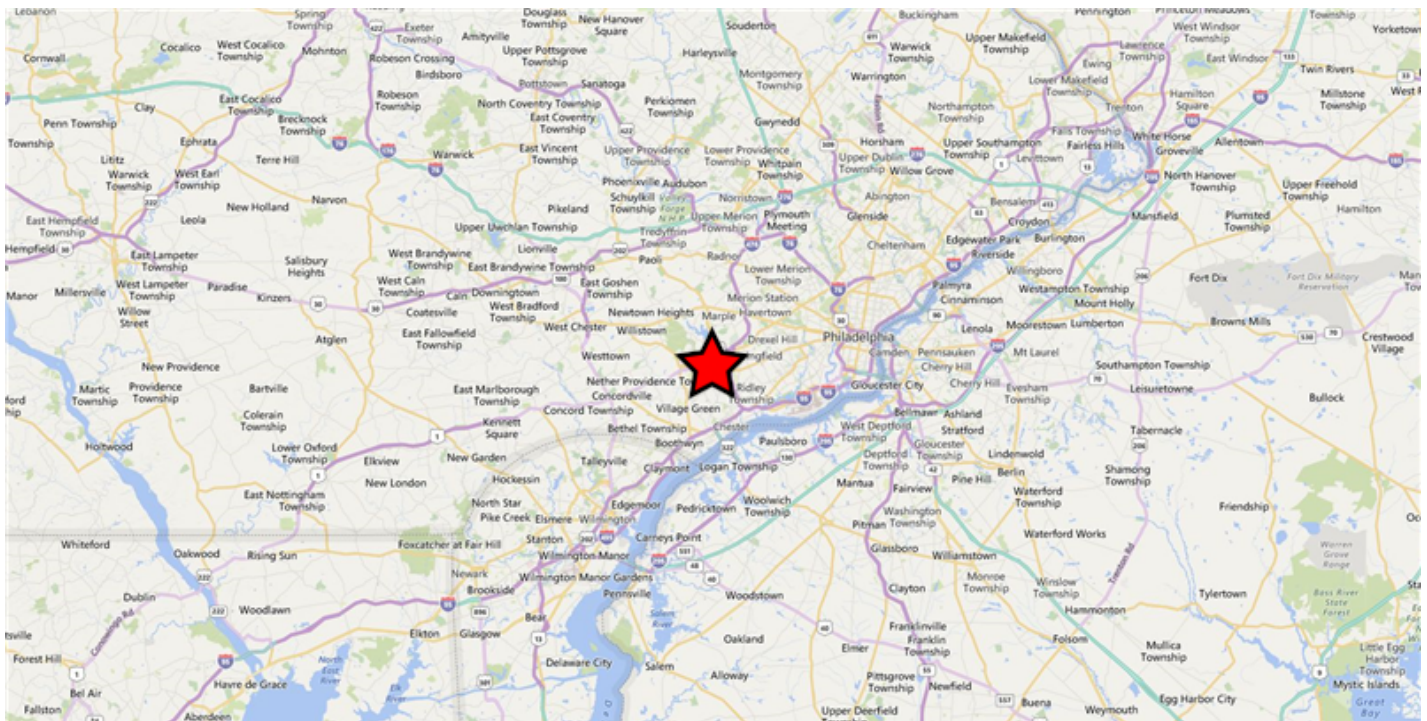
CAP RATE: 6.0%

Neighborhood & Regional Map

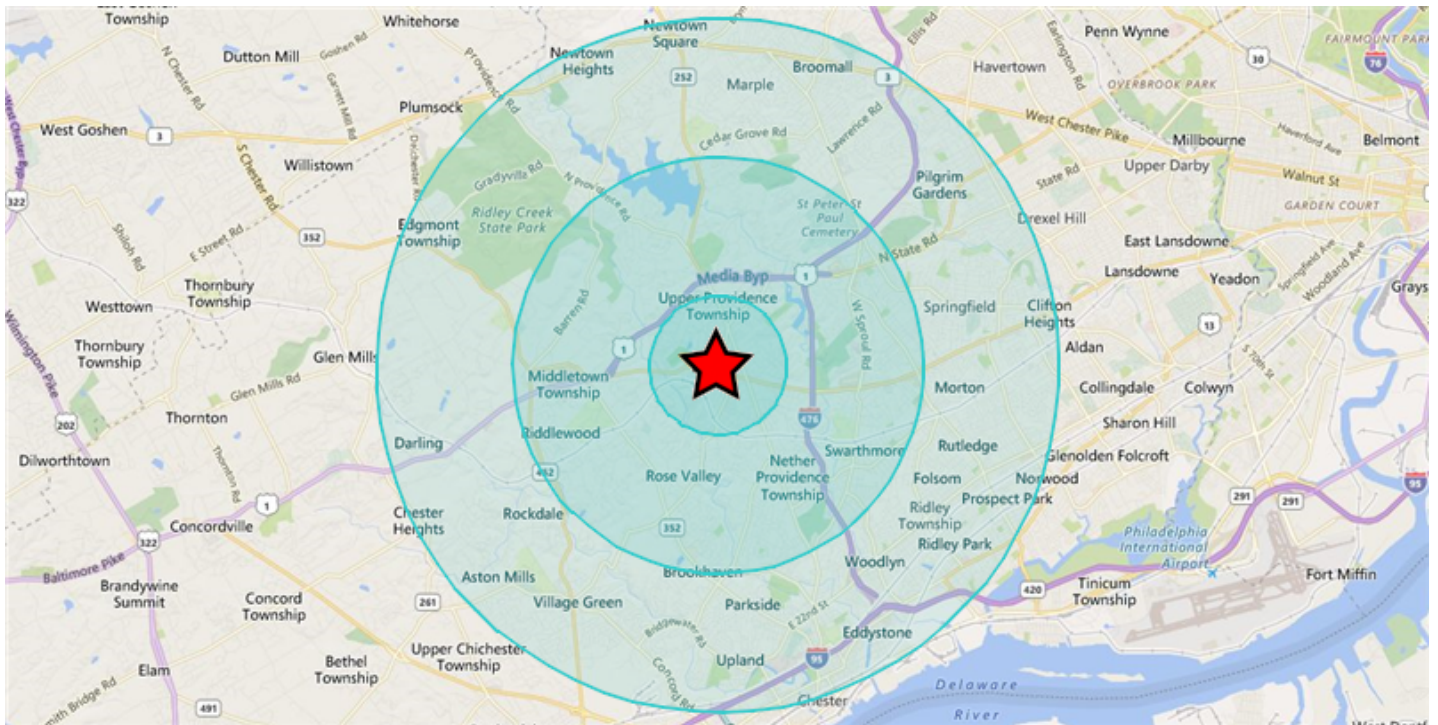
Neighborhood



Regional



Demographics



Area and Density

	1 Mile	3 Miles	5 Miles
Area (Square Miles)	3.82	29.99	77.04
Density(Population Per Square Mile)	3,419	2,174	3,241

General Population Characteristics

	1 Mile	3 Miles	5 Miles
Male	6,356	31,126	119,072
Female	6,717	34,061	130,630
Density	3,419	2,174	3,241
Urban	13,073	64,985	249,178
Rural	--	202	524

Population By Year

	1 Mile	3 Miles	5 Miles
Population (1990)	12,508	61,871	250,922
Population (2000)	13,256	65,060	250,377
Population (2010)	13,004	64,563	247,327
Population (Current)	13,073	65,187	249,702
Population (5 Yr. Forecast)	13,579	67,665	259,309
Percent Growth (Current Yr./Previous Yr.)	.53%	.93%	.89%
Percent Forecast (5 Yr. Forecast/Current Yr.)	3.86%	3.83%	3.88%

Population By Age

	1 Mile	3 Miles	5 Miles
Median Age	42	45	42
Aged 0 to 5	748	3,606	15,882
Aged 6 to 11	842	4,299	17,204
Aged 12 to 17	867	4,876	18,765
Aged 18 to 24	882	5,604	22,882
Aged 25 to 34	2,009	6,778	30,040
Aged 35 to 44	1,605	7,256	28,167
Aged 45 to 54	1,926	9,540	35,108
Aged 55 to 64	2,097	10,094	34,894
Aged 65 to 74	1,142	6,425	23,081
Aged 75 to 84	611	3,982	15,082
Aged 85+	344	2,727	8,597
Total Population	13,073	65,187	249,702

Population By Race

	1 Mile	3 Miles	5 Miles
White Alone	10,351	56,103	199,906
Black Alone	1,618	3,607	30,989
Asian Alone	691	3,646	11,110
Native American and Alaska Native Alone	5	76	384
Other Race Alone	78	312	1,998
Two or More Races	330	1,443	5,315

Population By Ethnicity

	1 Mile	3 Miles	5 Miles
Hispanic	324	1,442	6,851
White Non-Hispanic	10,174	55,202	196,671

General Income Characteristics

	1 Mile	3 Miles	5 Miles
Median Household Income	\$104,702	\$113,816	\$93,168
Total Household Income	\$723,390,961	\$3,473,346,679	\$10,684,640,668
Average Household Income	\$124,337	\$134,892	\$110,812
Per Capita Income	\$55,335	\$53,283	\$42,790
Avg Family Income	\$153,112	\$161,705	\$128,306
Family Income, Per Capita	\$50,940	\$52,587	\$40,715

Families by Income

	1 Mile	3 Miles	5 Miles
Family High Income Avg	\$298,340	\$290,118	\$285,333
Under \$15,000	41	277	2,296
\$15,000 - \$24,999	24	164	1,719
\$25,000 - \$34,999	67	379	2,529
\$35,000 - \$49,999	205	906	4,872
\$50,000 - \$74,999	366	1,724	8,770
\$75,000 - \$99,999	398	1,934	8,917
\$100K - \$125K	473	2,116	8,517
\$125K - \$150K	303	1,808	7,065
\$150K - \$200K	500	2,726	8,490
Over \$200K	869	4,903	11,401

General Household Characteristics

	1 Mile	3 Miles	5 Miles
Households (Current)	5,818	25,749	96,421
Families	3,246	16,937	64,576
Average Size of Household	2.27	2.5	2.56
Median Age of Householder	52	56	55
Median Value Owner Occupied	\$336,690	\$337,591	\$253,587
Median Rent	\$975	\$1,015	\$930
Median Vehicles Per Household	2	2	2
Housing Units	6,220	27,119	102,580
Owner Occupied Units	3,316	19,403	69,203
Renter Occupied Units	2,502	6,346	27,218
Vacant Units	402	1,370	6,159

Households by Income

	1 Mile	3 Miles	5 Miles
Under \$15,000	267	1,171	6,339
\$15,000 - \$24,999	236	1,047	5,439
\$25,000 - \$34,999	282	1,297	6,223
\$35,000 - \$49,999	526	2,118	9,577
\$50,000 - \$74,999	853	3,267	14,296
\$75,000 - \$99,999	764	3,008	12,686
\$100K - \$125K	749	2,871	10,912
\$125K - \$150K	554	2,374	8,449
\$150K - \$200K	625	3,202	9,775
Over \$200K	962	5,394	12,725
Total Households	5,818	25,749	96,421

Households by Rent Value

	1 Mile	3 Miles	5 Miles
Under \$250	26	81	1,044
\$250-\$499	43	170	1,431
\$500-\$749	276	752	5,442
\$750-\$999	1,330	2,607	10,934
\$1,000-\$1,249	464	1,004	3,789
\$1,250-\$1,499	170	386	1,278
\$1,500-\$1,999	72	416	927
Over \$2,000	36	532	1,278
Total Renter Occupied Units	2,502	6,346	27,218

Households by Year Built

	1 Mile	3 Miles	5 Miles
Median Year Built	1961	1963	1960
Built 2010 or Later	534	2,261	9,119
Built 2000 to 2009	307	1,092	3,299
Built 1980 to 1989	286	2,953	7,288
Built 1970 to 1979	856	3,083	9,989
Built 1960 to 1969	1,019	3,685	13,017
Built 1950 to 1959	1,128	6,411	29,082
Built 1940 to 1949	472	2,134	12,105
Built 1939 or Earlier	344	1,842	5,091
Total Households (2000)	5,738	24,968	95,508
Total Households (2010)	5,761	25,355	94,974
Total Households (Current)	5,818	25,749	96,421
Total Households (5 Yr. Forecast)	6,058	26,829	100,472
Percent Growth (Current Yr./Previous Yr.)	1.02%	1.49%	1.42%
Percent Forecast (5 Yr. Forecast/Current Yr.)	4.12%	4.19%	4.19%

Households by Inhabitants

	1 Mile	3 Miles	5 Miles
Median Size	2.44	2.64	2.73
1 Person	2,075	7,495	27,103
2 Person	1,873	8,332	29,279
3 Person	887	4,270	17,317
4 Person	607	3,506	13,376
5 Person	273	1,459	5,894
6 Person	65	490	2,226
7 or More Person	38	197	1,226
Total Households	5,818	25,749	96,421

Employment By Place Of Business

	1 Mile	3 Miles	5 Miles
Total Employees	11,667	33,386	96,268
Total Establishments	741	2,161	6,033

Employment Travel Time

	1 Mile	3 Miles	5 Miles
Work at Home	428	1,831	4,380
Travel Time under 15min	1,394	7,069	27,384
Travel Time 15-29min	1,770	8,218	37,198
Travel Time 30-59min	2,806	12,361	42,605
Travel Time 60-89min	316	1,757	6,383
Travel Time over 90min	137	491	2,129
Population	13,073	65,187	249,702

Education Attainment Over 25

	1 Mile	3 Miles	5 Miles
Less than High School	335	1,768	12,005
High School	1,602	10,430	56,773
Some College	1,704	6,997	30,408
Associate's Degree	841	3,118	12,889
Bachelor's Degree	2,602	12,912	37,787
Master's Degree	1,700	7,214	17,615
Professional Degree	566	2,297	4,129
Doctorate Degree	384	2,066	3,363
Total Population	13,073	65,187	249,702

Retail Sales

	1 Mile	3 Miles	5 Miles
Motor Vehicles	--	\$121,904,000	\$963,030,000
Furniture and Home	--	\$3,240,000	\$108,756,000
Furnishings			
Electrical and Appliances	\$1,174,000	\$10,690,000	\$85,814,000
Building Materials and			
Garden	\$5,157,000	\$52,775,000	\$215,022,000
Food and Beverage	\$14,878,000	\$130,869,000	\$764,619,000
Health and Personal Care	\$34,294,000	\$122,777,000	\$557,628,000
Gasoline Stations	\$4,111,000	\$42,373,000	\$179,556,000
Clothing and Accessories	\$10,805,000	\$72,314,000	\$207,411,000
Sporting Goods	--	\$18,662,000	\$64,740,000
General Merchandise	--	\$117,456,000	\$486,527,000
Miscellaneous	--	\$20,961,000	\$111,678,000
Nonstore Purchases	--	\$29,819,000	\$181,258,000
Food Services	\$50,504,000	\$194,211,000	\$536,630,000
Total Retail Sales	\$120,923,000	\$938,051,000	\$4,462,669,000

Consumer Expenditures

	1 Mile	3 Miles	5 Miles
Total Consumer			
Expenditures	\$408,930,000	\$1,952,496,000	\$6,566,490,000