

113-115 Lackawanna Avenue, Olyphant, PA 18519

Offering Price: \$699,000						
Units Total	Unit Name	Tenant Name	BD/BA	Total Lease Amount	Projected Lease Amount	Notes
7	1	N/A	2/1	\$1,195.00	\$1,195.00	
	2	N/A	2/1	\$975.00	\$1,195.00	
	3	N/A	2/1	\$975.00	\$1,195.00	
	4	N/A	2/1	\$975.00	\$1,195.00	
	5	N/A	3/1	\$1,100.00	\$1,295.00	
	6	N/A	Comm.	\$1,000.00	\$3,000.00	4,000 SF Retail; 1,000 SF leased
	7	N/A	Comm.	\$900.00	\$1,250.00	1,500 SF Retail; 700 SF leased
		Total Per Month		\$7,120.00	\$10,325.00	
		Total Per Year		\$85,440.00	\$123,900.00	
		Expenses		Current Rent	Projected Rents	
				Taxes	\$6,548.08	\$6,548.08
				Insurance	\$5,000.00	\$5,000.00
				Electricity	\$2,133.63	\$2,133.63
				Gas	\$3,779.49	\$3,779.49
				Water/Sewer	\$1,873.24	\$1,873.24
				Repairs & Maintenance	\$904.46	\$6,195.00
				Vacancy	\$4,272.00	\$6,195.00
				\$24,510.90	\$31,724.44	
		Current Rent Yearly NOI:		\$60,929	Projected Rent Yearly NOI:	\$92,175.56
		Current Rent Cap Rate:		8.72%	Projected Rent Cap Rate:	13.19%
<i>*All information subject to change.</i>						