

2538-2540 E County Line Rd, Ardmore, PA 19003

A. Income

1. \$1800/m for storefront, the 12 year dry cleaner is currently on month-to-month lease but desires a longer lease. A 5 year lease with a 5 year option can be signed if the buyer prefers.
 2. \$750/m for 1 bedroom apt, 7/15/2017 - 8/31/2018
 3. \$1400/m for 3 bedroom apt (10/1/2017 – 9/30/2018)
 4. \$2000/m for 4 bedroom apt, 9/1/2017 – 8/31/2018
- Total monthly gross income: \$5950 (projected)
- Total annual gross income: \$71400 (projected)

B. Expenses

1. Annual tax: \$10153 (2017)
 2. Trash service: \$1272 a year
 3. Water for all tenants: \$1080 a year (estimated)
 4. Lawn service: \$500 a year (estimated)
 5. Hazardous insurance: \$2700 a year (estimated)
- Total annual expenses: \$15705

Annual net operation income: \$55695 (projected)

C. Major Improvements

1. 1 bedroom apt: new paint, new laminate flooring, new refrigerator, new gas range, new toilet, new bathroom cabinet, wall air conditioner
2. 3 bedroom apt: new paint, new carpets for stories, new refrigerator, newer gas range, new toilet, new bathroom cabinet
3. 4 bedroom apt: new refrigerator, new gas range, wall air conditioners on first floor and all 4 bedrooms, newer 30 plus windows
4. Storefront: wall air conditioner