

60-62 N Main Street | Jacobus, PA 17407

For Sale

**3-Unit
Residential Building**

**Investment
Opportunity**



BW **ABE KHAN** akhan@bennettwilliams.com **BRAD ROHRBAUGH** brohrbaugh@bennettwilliams.com **CHAD STINE** cstine@bennettwilliams.com **717.843.5555** www.bennettwilliams.com **Offering Memorandum**

DISCLAIMER:

Bennett Williams Commercial has been engaged by the property owner to market this asset for sale. Information regarding this asset is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

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 **OUR LOCATIONS:**

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

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EXECUTIVE SUMMARY

Multi-Family Investment



PROPERTY TYPE:
Multi-Family Apartments



OF UNITS:
3 Residential Units



PRICE:
\$232,258.00



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60-62 N Main Street is a 3-unit residential property located on N Main Street in Jacobus, PA. The property is a detached building with off street parking. The gas and electric are separately metered for each unit. Owner pays water, sewer, and refuse. The potential rents available in the area are much greater than the rents that are currently being collected. The property is near local retail and close to I83.

PROPERTY PLAN

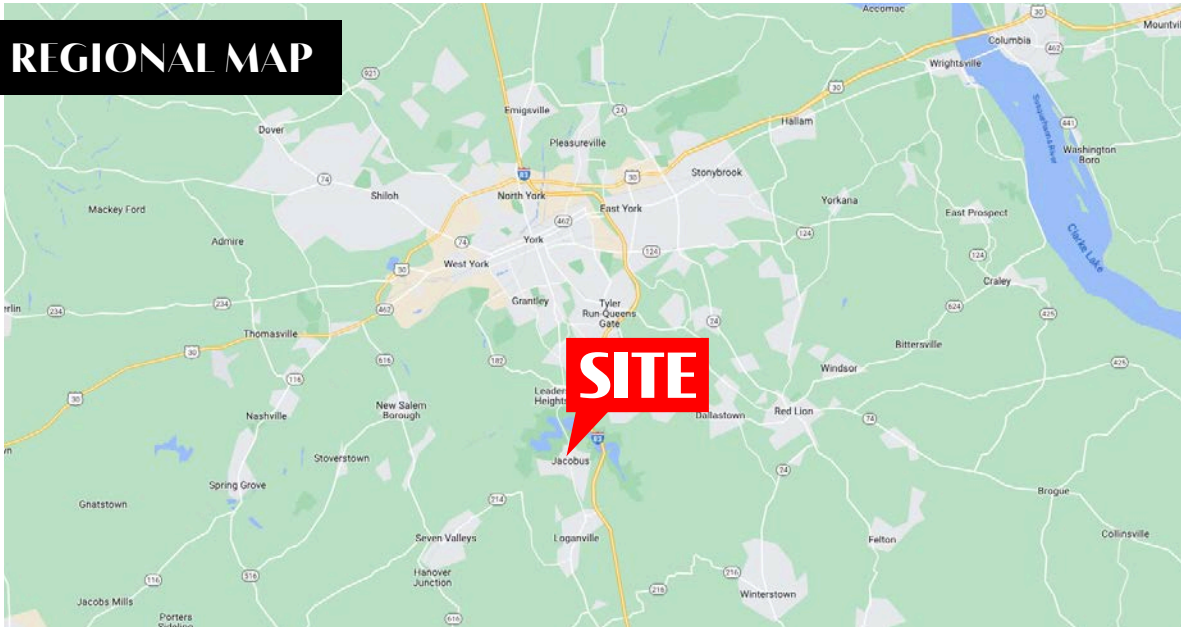
W Water Street

W Main Street

60-62 N Main Street

DEMOGRAPHICS / LOCATION

REGIONAL MAP



DRONE VIEW



DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
POPULATION	18,152	62,910	164,489
TOTAL EMPLOYEES	9,358	26,603	78,140
AVERAGE HHI	\$95,415	\$95,314	\$80,048
TOTAL HOUSEHOLDS	7,167	24,029	64,556

Traffic Counts: **N Main Street: ± 10,000 VPD**

LOCAL MAP



CURRENT RENT ROLL & EXPENSES



SUITE	BED/BATH	MONTHLY RENT	ANNUAL RENT
60	3 Bed 1 Bath	\$740.00	\$8,800.00
62	2 Bed 1 Bath	\$625.00	\$7,500.00
62-2	1 Bed 1 Bath	\$625.00	\$7,500.00
TOTAL		\$1,990.00	\$23,800.00

INCOME	
Rental Income	\$23,800.00
TOTAL INCOME	\$23,800.00
NOI:	\$8,249.00
EXPENSES	
Liability Insurance	\$1,500.00
Building Repairs & Maintenance	\$527.00
Taxes	\$7,346.00
Utilities- Sewer & Trash	\$3,678.00
Utilities- Water	\$2,500.00
TOTAL EXPENSES	\$15,551.00



TOTAL INCOME: \$23,880.00



NOI: \$8,249.00

PROJECTED RENT ROLL & EXPENSES



SUITE	BED/BATH	MONTHLY RENT	ANNUAL RENT
60	3 Bed 1 Bath	\$1,100.00	\$8,800.00
62	2 Bed 1 Bath	\$950.00	\$7,500.00
62-2	1 Bed 1 Bath	\$750.00	\$7,500.00
TOTAL		\$2,800.00	\$33,600.00

INCOME	
Rental Income	\$33,600.00
TOTAL INCOME	\$33,600.00
NOI:	\$19,742.00
EXPENSES	
Liability Insurance	\$1,500.00
Management Fees	\$2,352.00
Building Repairs & Maintenance	\$527.00
Taxes	\$7,346.00
Utilities- Sewer & Trash	\$3,678.00
Utilities- Water	\$2,500.00
Vacancy Factor (5%)	\$1,680.00
TOTAL EXPENSES	\$19,583.00



TOTAL INCOME: \$33,600.00



NOI: \$19,742.00

About Bennett Williams

Bennett WILLIAMS
COMMERCIAL

Since its founding in 1956, **Bennett Williams Commercial, Inc.** has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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