

6 Unit Multi-Family Investment Property

107 Route 314, Mount Pocono, PA 18344



OFFERING SUMMARY

Sale Price:	\$315,000
Number Of Units:	7
Cap Rate:	11.99%
NOI:	\$33,463
Available SF:	
Lot Size:	0.52 Acres
Year Built:	1902
Building Size:	5,288 SF
Zoning:	C-3 Commercial
Market:	Monroe County
Submarket:	Coolbaugh Township
Price / Unit	\$63,166

PROPERTY OVERVIEW

Distressed 6- -unit rental investment with additional income from a garage. 100% occupied. Decent rent roll. Property in need of some repairs. A solid history of tenancy. Tenants are responsible for all utilities, which have been separated. On lot sewage and water. Building is 5,288 SF on a 0.52 acre site. Zoned C-3 Commercial in Coolbaugh Township.

PROPERTY HIGHLIGHTS

- 5,288 SF Multifamily Investment Property
- Zoned C-3 Commercial
- 6 Apartments Plus Garage Rental
- On Site Utilities
- 0.52 Acre Corner Property

Terri Mickens, CCIM

Broker/Owner
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TACM Commercial Realty Inc
2331 Route 209/Suite 5
Sciota, PA 18354

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Property Address:	107 Route 314, Mount Pocono, PA 18344
Property Type:	Multifamily
APN:	0365503049130
Lot Size:	0.52 AC
Building Size:	5,288 SF
Zoning:	C-3 Commercial
Taxes:	\$5,363.33
Rail Access:	N/A
Cross Streets:	Route 314 & Summit Drive
Year Built:	1902
Number of Stories:	2
Number of Units:	7

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LOCATION OVERVIEW

Located off Route 940 turning left onto Harvest Lane then left onto Summit Drive. Sits on the corner of Summit Drive and Route 314. Close to shopping, Mount Airy, Kalahari Resort, Great Wolf resorts and quick access to Routes 940, 380 and 611.



SALE HIGHLIGHTS

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INVESTMENT OVERVIEW

107 ROUTE 314

Price	\$279,000
Price per Unit	\$39,857
GRM	4.7
CAP Rate	12.0%
Cash-on-Cash Return (yr 1)	-43.83 %
Total Return (yr 1)	\$17,920
Debt Coverage Ratio	1.38

OPERATING DATA

107 ROUTE 314

Gross Scheduled Income	\$60,000
Other Income	-
Total Scheduled Income	\$60,000
Vacancy Cost	\$3,000
Gross Income	\$57,000
Operating Expenses	\$23,537
Net Operating Income	\$33,463
Pre-Tax Cash Flow	\$9,205

FINANCING DATA

107 ROUTE 314

Down Payment	-\$21,000
Loan Amount	\$300,000
Debt Service	\$24,258
Debt Service Monthly	\$2,021
Principal Reduction (yr 1)	\$8,715

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INCOME SUMMARY

107 ROUTE 314

Gross Income

\$57,000

EXPENSE SUMMARY

107 ROUTE 314

Real Estate Taxes	\$5,340
Insurance	\$3,694
Snow/Lawn and Misc Maintenance	\$3,299
Utilities	\$1,019
Repair/Reserves	\$8,205
Legal/Professional Fees	\$1,980

Gross Expenses

\$23,537

Net Operating Income

\$33,463

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UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	LEASE START	LEASE END	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF	SECURITY DEPOSIT
1	2	1				\$800		\$750		
2	1	1				\$675		\$650		
3	2	2				\$750		\$750		
4	2	2				\$750		\$750		
5	3	2				\$850		\$850		
6	3	2				\$850		\$850		
Garage						\$400		\$400		
Totals/Averages			0			\$5,075		\$5,000		\$0

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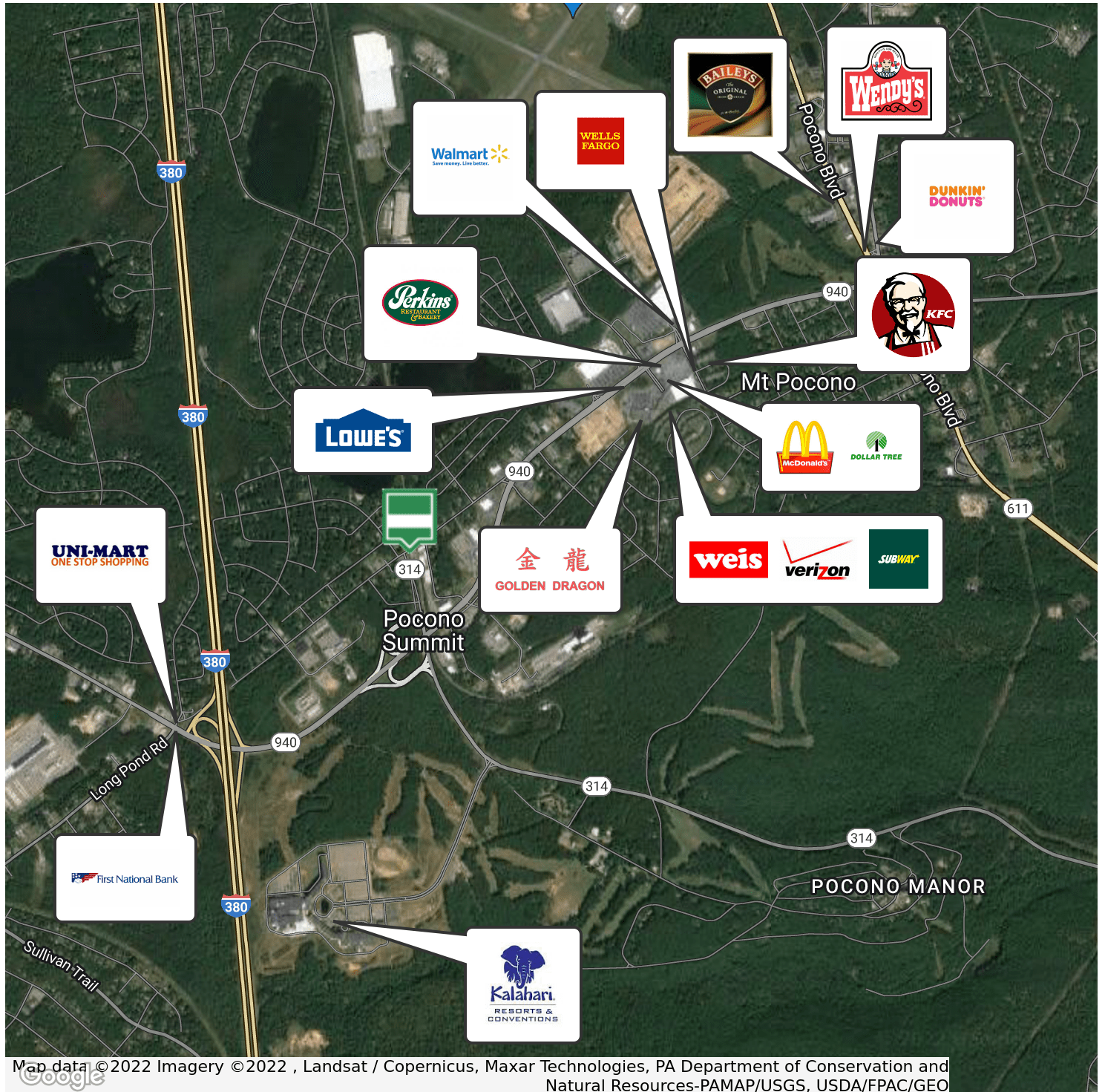
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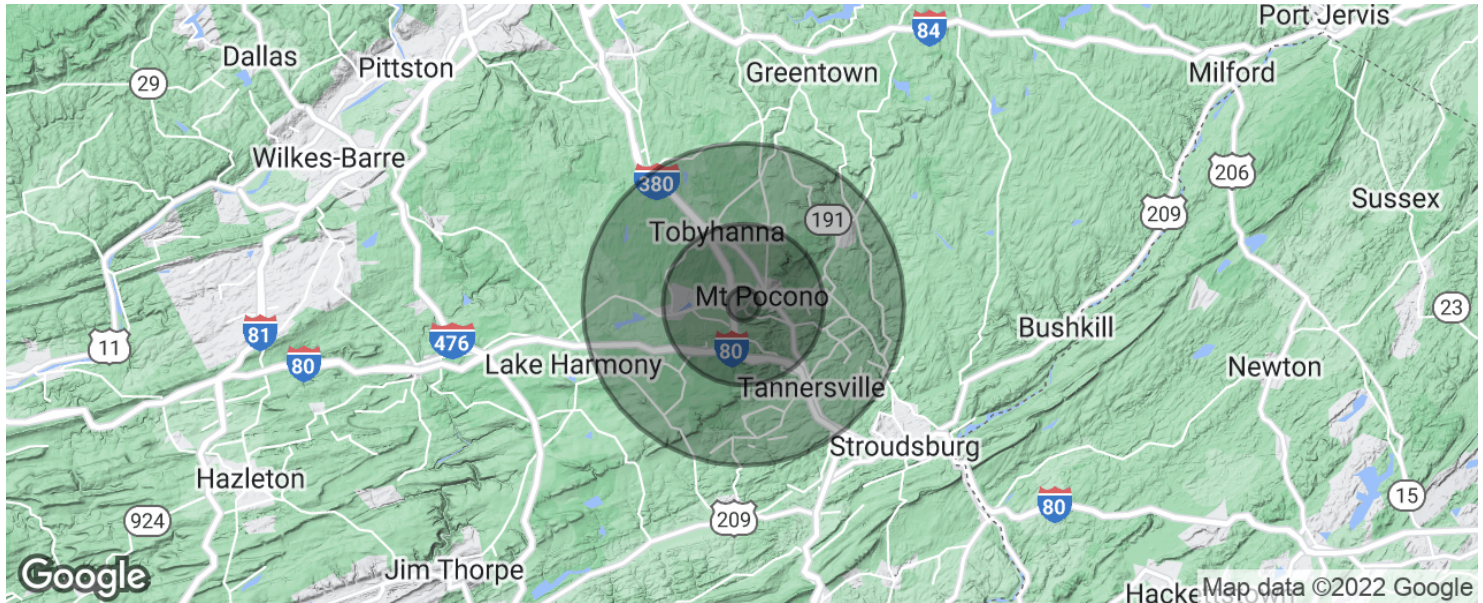
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	452	17,414	74,637
Median age	41.7	40.0	39.8
Median age (Male)	40.9	39.4	38.7
Median age (Female)	42.6	40.2	40.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	168	6,272	26,728
# of persons per HH	2.7	2.8	2.8
Average HH income	\$62,872	\$66,561	\$66,602
Average house value	\$214,029	\$208,143	\$213,119

* Demographic data derived from 2020 ACS - US Census

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