

3-Unit Multifamily

GREENTOWN, PA



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Stroudsburg, PA 18360

PRESENTED BY:

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GREENTOWN, PA

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Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$169,000
NUMBER OF UNITS:	3
CAP RATE:	14.1%
NOI:	\$23,833
AVAILABLE SF:	
LOT SIZE:	4.24 Acres
BUILDING SIZE:	2,583 SF
ZONING:	n/a
PRICE / SF:	\$65.43

PROPERTY OVERVIEW

KW Commercial, The Daniel Perich Group is offering this multifamily investment for sale in Greentown. The fully occupied, 3-unit building is situated along Route 390. Additional rental income from camp site. Multiple parcels included totaling 4.24 acres. Property is serviced by on-site well and septic.

LOCATION OVERVIEW

Greentown is a village in Greene Township, Pike County, Pennsylvania with a population of 4,526. Greentown is home to the Ledgesdale Recreational Area and parts of Lake Wallenpaupack. It is served by the Wallenpaupack Area School District.

Property Details

SALE PRICE**\$169,000****LOCATION INFORMATION**

Street Address	1175 Route 390
City, State, Zip	Greentown, PA 18426
County/Township	Pike/Greene Township
Cross Streets	Beech Rd
Side Of Street	West
Road Type	Paved
Market Type	Rural
Nearest Highway	Interstate 84

BUILDING INFORMATION

Building Size	2,583 SF
NOI	\$23,833
Cap Rate	14.1%
Price / SF	\$65.43
Year Built	1960
Occupancy %	100%
Tenancy	Multiple

PROPERTY DETAILS

Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Zoning	n/a
Lot Size	4.24 Acres
APN#	3 parcels
Waterfront	Yes

UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes
Power	Yes

Income & Expenses

INCOME SUMMARY

Rental Income	\$33,000
Camp Site	\$1,200
Gross Income	\$34,200

Vacancy Cost	-
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EXPENSE SUMMARY

Real Estate Taxes	\$2,727
Insurance	\$1,700
Electric & Gas	\$2,000
Snow & Lawn Care	\$1,000
Maintenace Reserve (5%)	\$1,470
Vacancy Factor (5%)	\$1,470
Gross Expenses	\$10,367

Net Operating Income	\$23,833
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Financial Summary

INVESTMENT OVERVIEW

Price	\$169,000
Price per Unit	\$56,333
CAP Rate	14.1 %

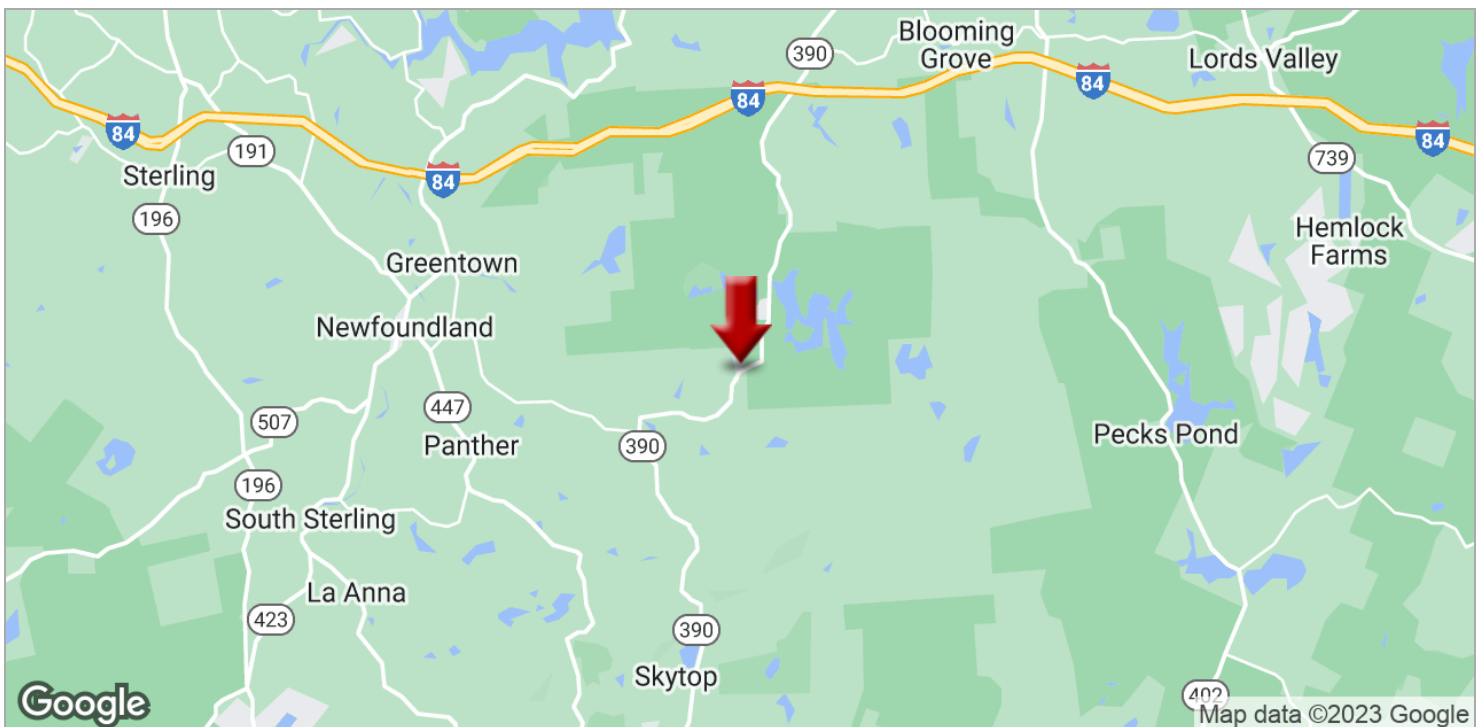
OPERATING DATA

Gross Income	\$34,200
Operating Expenses	\$10,367
Net Operating Income	\$23,833

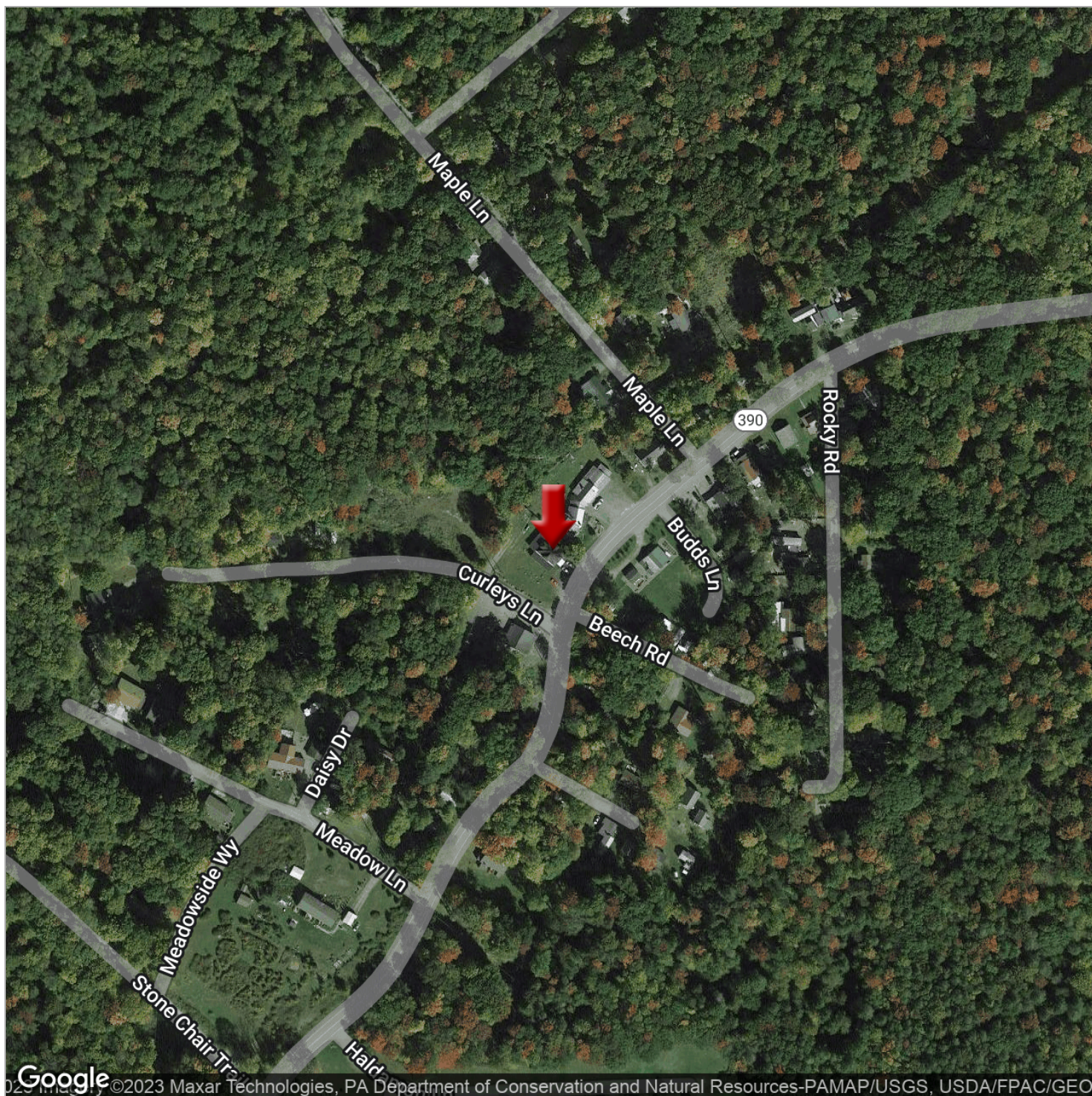
Additional Photos



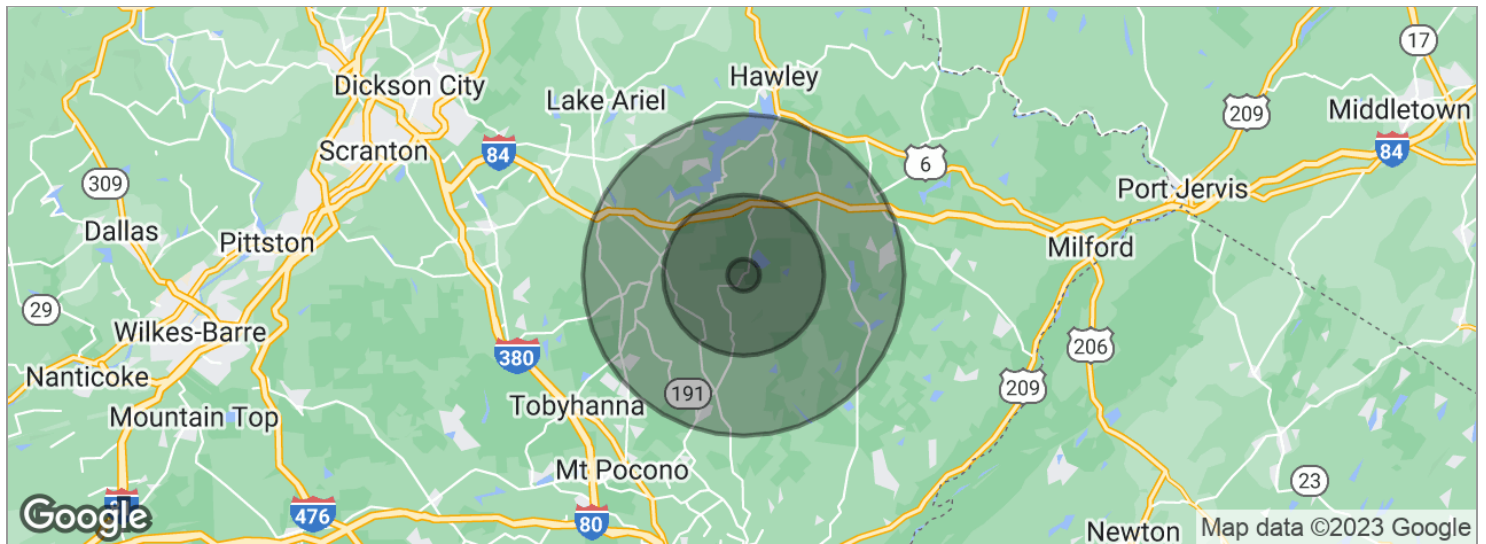
Location Maps



Aerial Map



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	109	4,169	23,019
Median age	40.1	43.8	44.0
Median age (male)	37.2	42.8	43.2
Median age (Female)	43.5	44.8	45.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	41	1,671	9,195
# of persons per HH	2.7	2.5	2.5
Average HH income	\$71,807	\$69,338	\$65,826
Average house value	\$236,204	\$239,108	\$254,271
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	1.8%	2.7%	6.4%
RACE (%)	1 MILE	5 MILES	10 MILES
White	93.6%	94.4%	88.8%
Black	2.8%	2.6%	7.4%
Asian	0.9%	0.6%	0.9%
Hawaiian	0.0%	0.7%	0.4%
American Indian	0.0%	0.2%	0.5%
Other	0.9%	0.5%	0.7%

* Demographic data derived from 2020 ACS - US Census