### MULTIFAMILY PROPERTY FOR SALE

1708 N. Market Street Harrisburg, PA 17103

## **PROPERTY SUMMARY**



#### **PROPERTY DESCRIPTION**

Unique investment opportunity for owners looking for maximum cashflow with minimal management offered at an outstanding 10%+ cap rate. Eight-unit rooming house with historically low turnover and minimal owner expenses. All units are marketed as partially furnished with shared bathroom and kitchen facilities. Located in a strong market for workforce housing and with great access to public transit. Available for sale individually or as a part of a three-property portfolio-inquire for details.

#### **PROPERTY HIGHLIGHTS**

- Total of 8 units with historically minimal turnover
- Shared kitchen/bathroom facilities
- All units marketed as partially furnished

OFFERING SUMMARY		
Sale Price:	\$169,900	
Number of Units:	8	
Building Size:	3,816 SF	
NOI:	\$19,177	
CAP Rate:	11%	
Price per Unit:	\$21,238	



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### **FINANCIAL ANALYSIS**

1708 MARKET STREET RENT ROLL				
TENANT	RENT INCOME	ADDITIONAL INCOME	TOTAL	
Unit 1	\$160	\$0	\$160	
Unit 2	\$150	\$0	\$150	
Unit 3	\$145	\$0	\$145	
Unit 4	\$135	\$0	\$135	
Unit 5	\$125	\$0	\$125	
Unit 6	\$145	\$0	\$145	
Unit 7	\$140	\$0	\$140	
Unit 8	\$180	\$0	\$180	
TOTAL INCOME	\$1,180	\$0	\$1,180	

WORLDWIDE SERVICES

	1708 Market St 8 Units
INCOME	
Rental Income	\$27,343
Misc. Income	\$783
Vacancy (5%)	(\$1,406)
TOTAL INCOME	\$26,720
EXPENSES	
Management (5%)	\$1,335
Maintenance (5%)	\$1,335
Real Estate Taxes	\$2,613
Property Insurance	\$748
Landscaping/Snow Removal	\$600
Gas	\$1,107
Water/Sewer	\$4,727
Trash	\$452
Electric	\$876
Misc. Expenses	\$140
TOTAL EXPENSES	\$13,933
NET OPERATING INCOME (JAN-AUG)	\$12,787
AGI	\$19,177
POTENTIAL CAP RATES:	PRICE:
8%	\$239,712.50
9%	\$213,077.78
10%	\$191,770.0
11%	\$174,336.36
12%	\$159,808.33



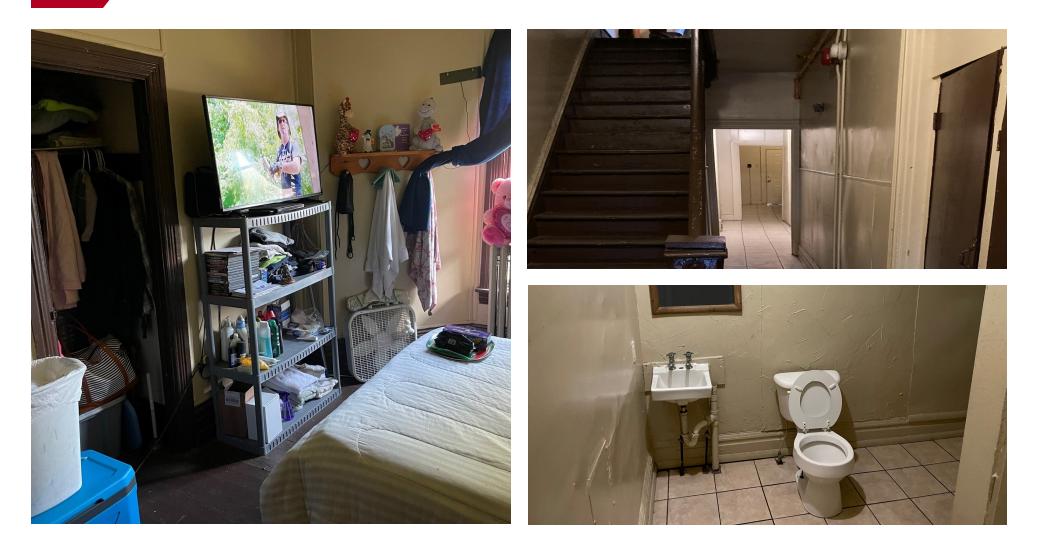
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## **ADDITIONAL PHOTOS**





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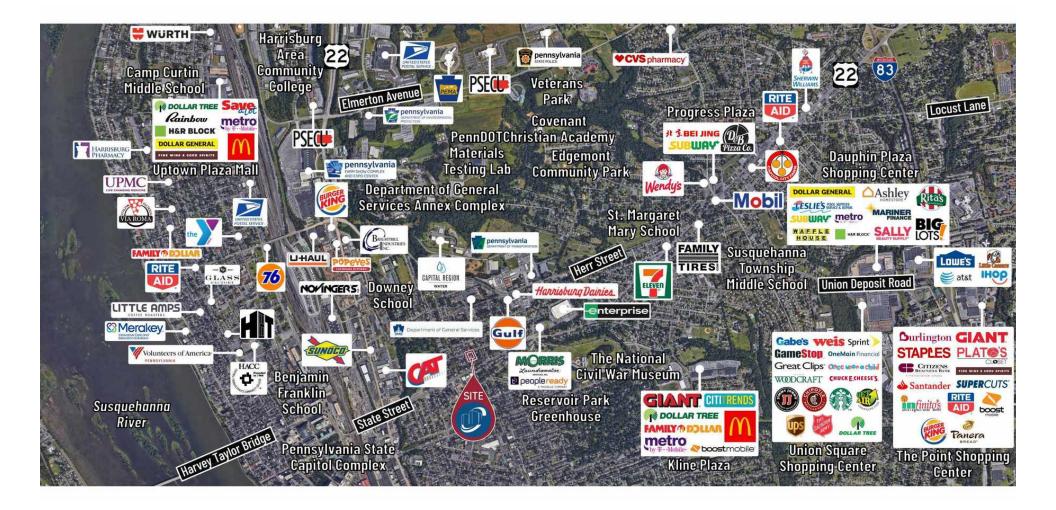
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## **LOCATION MAP**





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MORIDWIDE REAL ESTATE SERVICES

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