

## 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
<b>TOTAL INCOME</b>	<b>\$1,180</b>	<b>\$0</b>	<b>\$1,180</b>

1708 Market St 8 Units	
INCOME	
Rental Income	\$27,343
Misc. Income	\$783
Vacancy (5%)	(\$1,406)
<b>TOTAL INCOME</b>	<b>\$26,720</b>
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
<b>TOTAL EXPENSES</b>	<b>\$13,933</b>
<b>NET OPERATING INCOME (JAN-AUG)</b>	<b>\$12,787</b>
<b>AGI</b>	<b>\$19,177</b>
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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# 1708 N. Market Street

## MULTIFAMILY PROPERTY FOR SALE

1708 N. Market Street Harrisburg, PA 17103

### ADDITIONAL PHOTOS



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## MULTIFAMILY PROPERTY FOR SALE

1708 N. Market Street Harrisburg, PA 17103

### LOCATION MAP



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