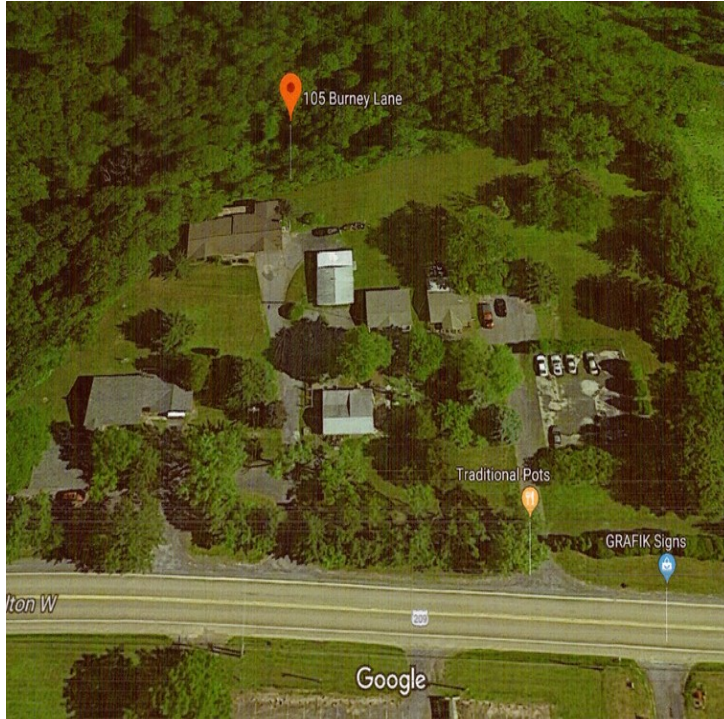


# 13 Unit Residential Investment - Resort Style

105 Burney Ln, Sciota, PA 18354



**SALE PRICE REDUCED \$850,000**

## OFFERING SUMMARY

Number Of Units:	13
Cap Rate:	8.52%
NOI:	\$72,379
Available SF:	
Lot Size:	10.61 Acres
Year Built:	1989
Building Size:	9,010 SF
Zoning:	C-Commercial
Market:	Monroe County
Submarket:	Hamilton Township
Price / SF:	\$94.34

## Terri Mickens, CCIM

Broker/Owner  
570.801.6170  
570.242.3962  
tmickens@ptd.net

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## PROPERTY OVERVIEW

**REDUCED! SELLER FINANCING TO QUALIFIED BUYERS!** 13 Residential Unit Investment Complex consisting of 2 homes and multiple cottages & apartments. Completely redone in the last 5 years. Good return at a 8.0 % cap rate, . Upside potential-expansion possibilities.

## LOCATION OVERVIEW

Located on Route 209 in Hamilton Township Monroe County PA

## PROPERTY HIGHLIGHTS

- 13 Units - Fully Occupied / On-Site Laundry Facilities
- 10+ Commercial Acres/Possible Expansion
- Strong Rental History

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	407	8,121	39,121
Total Population	1,098	22,584	105,998

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



# 13 Unit Residential Investment - Resort Style

105 Burney Ln, Sciota, PA 18354



Property Name: 13 Unit Residential Investment - Resort Style

Property Address: 105 Burney Ln, Sciota, PA 18354

Property Type: Multifamily

APN: 07623800566135

Lot Size: 10.61 AC

Building Size: 9,010 SF

Building Class: A

Zoning: C-Commercial

Rail Access: N/A

Cross Streets: Route 209 & Burney Lane

Year Built: 1989

Number of Stories: 1

Number of Units: 13



## PROPERTY OVERVIEW

REDUCED! 13 Residential Unit Investment Complex consisting of 2 homes and multiple cottages & apartments. Completely redone in the last 5 years. Good return at a 8.00 % cap rate, ideal for someone to live on premises and collect income. Upside potential-expansion possibilities. SELLER FINANCING TO QUALIFIED BUYERS!

## LOCATION OVERVIEW

Located in the West-End market



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# 13 Unit Residential Investment - Resort Style

105 Burney Ln, Sciota, PA 18354



## SALE PRICE

**\$850,000**

## LOCATION INFORMATION

Building Name	13 Unit Residential Investment - Resort Style
Street Address	105 Burney Ln
City, State, Zip	Sciota, PA 18354
County/Township	Monroe
Market	Monroe County
Submarket	Hamilton Township
Cross Streets	Route 209 & Burney Lane

## BUILDING INFORMATION

Building Size	9,010 SF
NOI	\$72,379
Cap Rate	8.52%
Price / SF	\$94.34
Year Built	1989
Building Class	A
Tenancy	Multiple
Number Of Floors	1
Load Factor	Yes
Free Standing	Yes

## PROPERTY DETAILS

Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Zoning	C-Commercial
Lot Size	10.61 Acres
APN#	07623800566135
Submarket	Hamilton Township
Taxes	\$25,000.00
Corner Property	Yes
Waterfront	Yes
MLS ID#	PM-40493

## PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Parking Description	On site parking

## UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes
Power	Yes
Utilities Description	well/septic

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## INVESTMENT OVERVIEW

Price	\$850,000
Price per Unit	\$65,384
GRM	6.6
CAP Rate	8.5%
Cash-on-Cash Return (yr 1)	13.76 %
Total Return (yr 1)	\$37,150
Debt Coverage Ratio	1.32

## OPERATING DATA

Gross Scheduled Income	
Other Income	\$0
Total Scheduled Income	\$127,980
Vacancy Cost	\$3,839
Gross Income	\$124,140
Operating Expenses	\$51,761
Net Operating Income	\$72,379
Pre-Tax Cash Flow	\$17,393

## FINANCING DATA

Down Payment	\$170,000
Loan Amount	\$680,000
Debt Service	\$54,986
Debt Service Monthly	\$4,582
Principal Reduction (yr 1)	\$19,756

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Resort Style

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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
109	1	1				\$585				
111-2	1	1				\$600				
113-3	2	1				\$750				
115-4	2	1				\$825				
104-5	2	2				\$875				
103-6	1	1				\$760				
104-7	1	1				\$720				
102-8	2	1				\$1,025				
101-9	1	1				\$750				
107-10	2	1				\$825				
105-11	3	2				\$1,450				
Apt 1	1	1				\$750				
Apt 2	1	1				\$750				
Totals/Averages			0			\$10,665		\$0		\$0

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## INCOME SUMMARY

Potential Gross Income	\$127,980
<b>Gross Income</b>	<b>\$127,980</b>

## EXPENSE SUMMARY

Real Estate Taxes	\$25,389
Insurance	\$3,000
Snow/Lawn	\$2,500
Maintenance/Repair	\$9,372
Garbage	\$1,500
Sewer/Water	\$1,500
Misc/Reserves	\$2,500
Management	\$6,000
<b>Gross Expenses</b>	<b>\$51,761</b>
<b>Net Operating Income</b>	<b>\$72,379</b>

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