

**CONFIDENTIAL**  
*Current Situation*

**The Opportunity Evaluator™**

Physical Property Information				Acquisition Information			
Type of Property	17 UNITS CONSISTING OF 14 UNIT AND 3 UNIT			Purchase Price	575,000	Price Per Square Foot	
Property Name	1304 LINCOLN HWY			- Mortgages (enter info below)	- 460,000	31.94	
Address	1304 LINCOLN HWY			+ Loan Points ( )	+	Price Per Unit	
				+ Acquisition Costs	+	47,916.67	
City, State, Zip	NORTH VERSAILLES, PA 15137			= Initial Investment	= 115,000		
Property Size	(Rentable Sq.Ft.)	18,000	(Units)	Financing Information / Assumptions			
Year Built	1915		12	Initial Loan	Periodic Payment	# Payments Per Year	Interest Rate
Actual Age		Effective Age		1st	460,000	3,242.73	12
Unit Mix	14 ONE BEDROOM APARTMENTS			2nd			5.800%
	3 UNIT FREE STANDING COMMERCIAL WITH			3rd			
	1 BEDROOM APARTMENT			Amort. Period (Yrs)			
Property Condition	GOOD			20			
Parking Lot Cond.	OFF STREET FOR 20+			Loan Term (Yrs)			
Who pays utilities?	TENANTS PAY ELECTRIC, OWNER PAYS COMMON			20			
How is it heated?	HEAT PUMPS						
Age of roof(s)	6 YEARS			Gross Potential Rental Income Calculator (If GPRI already known, enter here: )			
Age of windows							
Garages ?	NONE						
				Office/Retail/Warehouse			
				Apartments			
				Rentable Square Feet	# Units	Monthly Rent	Annual Rent
					17	437	89,148
					1	300	3,600
				Average Annual Rent/Sq.Ft.			
				Annual Total:	Total Units:	18	Total Rent:
							92,748

Income / Expense Analysis						
ALL FIGURES ANNUAL	\$ Total	\$ / Sq.Ft.	\$ / Unit	% GOI	% Op Exp	Comments
1 GROSS POTENTIAL RENTAL INCOME	92,748	5.15	7,729.00			
2 - Vacancy & Credit Loss ( 5% )	4,637	0.26	386.45			
3 - Other Income (affected by vacancy)						
4 = EFFECTIVE RENTAL INCOME	88,111	4.90	7,342.55			
5 + Other Income (NOT affected by vacancy)						
6 = GROSS OPERATING INCOME	88,111	4.90	7,342.55			
OPERATING EXPENSES						
7 Real Estate Taxes	13,393	0.74	1,116.08	15.2% 1:	40.1%	
8 Personal Property Taxes						
9 Property Insurance	2,941	0.16	245.08	3.3%	8.8%	
10 Management						
11 Payroll						
12 Expenses / Benefits ( ) %						
13 Taxes / Worker's Comp ( ) %						
14 Repairs and Maintenance: Materials	1,701	0.09	141.75	1.9%	5.1%	
15 Labor						
16 Utilities: Phone						
17 Gas	2,553	0.14	212.75	2.9%	7.6%	
18 Electric	2,160	0.12	180.00	2.5%	6.5%	
19 Water	4,771	0.27	397.58	5.4%	14.3%	
20 Sewer	5,373	0.30	447.75	6.1%	16.1%	
21 Accounting and Legal						
22 Licenses / Permits						
23 Advertising						
24 Supplies						
25 Contract Services: Trash	\$ Total					
26 Lawn care						
27 Landscaping	500	0.03	41.67	0.6%	1.5%	
28 Snow removal						
29 Other/Misc:						
30 TOTAL OPERATING EXPENSES	33,392	1.86	2,782.67	37.9%	100.0%	
31 NET OPERATING INCOME	54,719	3.04	4,559.88	DCR - BANK	CAP Rate	
32 - Annual Debt Service	38,913	2.16	3,242.73	1.406	9.5%	
33 - Funded Reserves						
34 - Leasing Commissions				DCR - INV		
35 - Capital Additions				1.406		
36 = CASH FLOW BEFORE TAXES	15,806	0.88	1,317.15			

"What If..."

Cap Rate is:

10.0%

Value is:

547,186

Sale Cash Out (pre-tax)

87,186

Re-Fi %

Re-Fi Proceeds

Re-Fi Cash Out

© 2004 by Scheel Publishing LLC (SPL). All rights reserved. Reproduction in any form without the express written consent of SPL is prohibited.

Visit us on the web at [www.CreativeCommercialRealEstate.com](http://www.CreativeCommercialRealEstate.com)

LEAD DATE Aug 22, 2019

LEAD SOURCE DAVID MORRISON

ADDITIONAL NOTES \$300/M COIN LAUNDRY