The Prestige Group REALTORS®

FOR SALE

610.902.3900

FOR SALE

Investment Opportunity

7327-31 WEST CHESTER PIKE
UPPER DARBY, PA

3 RETAIL UNITS + 9 APARTMENTS

- Conveniently located on West Chester Pike across from the Upper Darby Police headquarters.
- Renovated units with new rear decks behind first floor retail units
- 3 retail units, 9 apartments
- List price $820,000
- Year 1 NOI: $69,000
  Cap Rate: 8.5%
  Cash on Cash Return: 14.5%

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Serving Pennsylvania, New Jersey and Delaware

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PROFORMA:
3 RETAIL UNITS + 9 APARTMENTS
327,7329 & 7331 W Chester Pike, Upper Darby, PA
TYPE: Mixed Use / 12 **SIZE**: 10,560 SF

INCOME

Unit	Type	RSF	Annual Increase	Mo. Rent/SF	Annual Rent/SF	Monthly	Year 1	Year 2	Year 3	Year 4	Year 5	% of Revenue
7327 A	Retail	1300	3%	$ 0.46	$ 5.54	$ 600.00	$ 7,200.00	$ 7,416.00	$ 7,638.48	$ 7,867.63	$ 8,103.66	6.95%
1R	1br/1ba	775	3%	$ 0.97	$ 11.61	$ 750.00	$ 9,000.00	$ 9,270.00	$ 9,548.10	$ 9,834.54	$ 10,129.58	8.69%
2F	1br/1ba	775	3%	$ 0.90	$ 10.84	$ 700.00	$ 8,400.00	$ 8,652.00	$ 8,911.56	$ 9,178.91	$ 9,454.27	8.11%
2R	1br/1ba	775	3%	$ 0.97	$ 11.61	$ 750.00	$ 9,000.00	$ 9,270.00	$ 9,548.10	$ 9,834.54	$ 10,129.58	8.69%
7329 A	Retail	1300	3%	$ 0.54	$ 6.46	$ 700.00	$ 8,400.00	$ 8,652.00	$ 8,911.56	$ 9,178.91	$ 9,454.27	8.11%
1R	Studio	700	3%	$ 0.93	$ 11.14	$ 650.00	$ 7,800.00	$ 8,034.00	$ 8,275.02	$ 8,523.27	$ 8,778.97	7.53%
2R	Studio	700	3%	$ 0.93	$ 11.14	$ 650.00	$ 7,800.00	$ 8,034.00	$ 8,275.02	$ 8,523.27	$ 8,778.97	7.53%
7329B	1br/1ba	775	3%	$ 0.97	$ 11.61	$ 750.00	$ 9,000.00	$ 9,270.00	$ 9,548.10	$ 9,834.54	$ 10,129.58	8.69%
7331A	Retail	1300	3%	$ 0.69	$ 8.31	$ 900.00	$ 10,800.00	$ 11,124.00	$11,457.72	$ 11,801.45	$ 12,155.50	10.43%
2R	1br/1ba	800	3%	$ 0.94	$ 11.25	$ 750.00	$ 9,000.00	$ 9,270.00	$ 9,548.10	$ 9,834.54	$ 10,129.58	8.69%
7331A	Studio	650	3%	$ 1.00	$ 12.00	$ 650.00	$ 7,800.00	$ 8,034.00	$ 8,275.02	$ 8,523.27	$ 8,778.97	7.53%
7331B	1br/1ba	800	3%	$ 0.94	$ 11.25	$ 750.00	$ 9,000.00	$ 9,270.00	$ 9,548.10	$ 9,834.54	$ 10,129.58	8.69%
Credit Check			3%	-	-	$ 4.17	$ 50.00	$ 51.50	$ 53.05	$ 54.64	$ 56.28	0.05%
Late Fees			3%	-	-	$ 224.17	$ 2,690.00	$ 2,770.70	$ 2,853.82	$ 2,939.44	$ 3,027.62	2.60%
Pet Deposit			3%	-	-	$ 6.67	$ 200.00	$ 206.00	$ 212.18	$ 218.55	$ 225.10	0.19%
(Vacancy/Loss 2.5%)			3%	-	-	-$ 215.73	-$ 2,588.78	-$ 2,666.44	-$ 2,746.44	-$ 2,828.83	-$ 2,913.70	-2.50%
Total Adjusted Revenue		**10650**				**$8,629.27**	**$103,551.22**	**$106,657.76**	**$109,857.49**	**$113,153.21**	**$116,547.81**	**100.00%**

EXPENSES	Annual Increase	Mo. Exp/SF	Annual Exp/SF	Monthly	Year 1	Year 2	Year 3	Year 4	Year 5	% of Revenue
Electric	3%	$ 0.03	$ 0.33	$ 292.69	$ 3,512.24	$ 3,617.61	$ 3,726.14	$ 3,837.92	$ 3,953.06	3.39%
Insurance	3%	$ 0.04	$ 0.49	$ 431.42	$ 5,177.00	$ 5,332.31	$ 5,492.28	$ 5,657.05	$ 5,826.76	5.00%
Licenses & Permits	3%	$ 0.01	$ 0.08	$ 67.50	$ 810.00	$ 834.30	$ 859.33	$ 885.11	$ 911.66	0.78%
Management (5%)	3%	$ 0.04	$ 0.49	$ 431.46	$ 5,177.56	$ 5,332.89	$ 5,492.87	$ 5,657.66	$ 5,827.39	5.00%
Materials	3%	$ 0.00	$ 0.04	$ 32.08	$ 384.94	$ 396.49	$ 408.38	$ 420.63	$ 433.25	0.37%
RE Taxes	3%	$ 0.09	$ 1.03	$ 906.92	$ 10,883.09	$ 11,209.58	$ 11,545.87	$ 11,892.25	$ 12,249.01	10.51%
Repairs & Maintenance	3%	$ 0.03	$ 0.31	$ 272.00	$ 3,264.00	$ 3,361.92	$ 3,462.78	$ 3,566.66	$ 3,673.66	3.15%
Water/Sewer	3%	$ 0.04	$ 0.43	$ 382.11	$ 4,585.26	$ 4,722.82	$ 4,864.50	$ 5,010.44	$ 5,160.75	4.43%

	Monthly	Year 1	Year 2	Year 3	Year 4	Year 5	% of Revenue
Total Projected Expenses	$2,816.17	$ 33,794.09	$ 34,807.91	$ 35,852.15	$ 36,927.72	$ 38,035.55	32.64%
Total Projected Expenses Including Debt Service	$6,147.86	$ 73,774.36	$ 74,788.19	$ 75,832.42	$ 76,907.99	$ 78,015.82	71.24%
NOI	$5,813.09	$ 69,757.13	$ 71,849.84	$ 74,005.34	$ 76,225.50	$ 78,512.26	67.36%
Before Tax Cash Flow	$2,481.40	$ 29,776.86	$ 31,869.57	$ 34,025.07	$ 36,245.23	$ 38,531.99	28.76%
Cap Rate		8.51%	8.76%	9.03%	9.30%	9.57%	
Cash on Cash Return		14.53%	15.55%	16.60%	17.68%	18.80%	
DSCR		1.74	1.80	1.85	1.91	1.96	

SALE ANALYSIS

Sale Price	$820,000.00				Annual	$ 39,980.27	$ 39,980.27	$ 39,980.27	$ 39,980.27	$ 39,980.27
Price/SF	$ 77.65				Monthly	$ 3,331.69	$ 3,331.69	$ 3,331.69	$ 3,331.69	$ 3,331.69
25% Down Payment	$205,000.00									
Mortgage Amt	$615,000.00									
Interest Rate	4.25%			25	years					
Term	300	months								