

Property Report



Scranton 12 unit

401-405 S. Main ave
Scranton, Pa 18504

Presented by:

Ron Parasole, Broker, PM

Parasole Property Management & Associates LP

1738 Brick ave
Scranton, Pa 18508

Office: (570) 343-2597

Fax: (570) 209-7753

Office@ParasoleProperties.com

ParasoleProperties.com.com



All the information in our ads and reports are as accurate as the info given to us. The income & expenses are based on actual lease / bill amounts or if not available they are estimated values using averages from our other many comparable properties. As a result, these reports can be taken as reliable information but not as exact amounts.

We are a full service property management co. offering leasing, sales and general contracting services. Please read the disclaimer on cover page.

Overview

Scranton 12 unit
401-405 S. Main ave
Scranton, Pa 18504

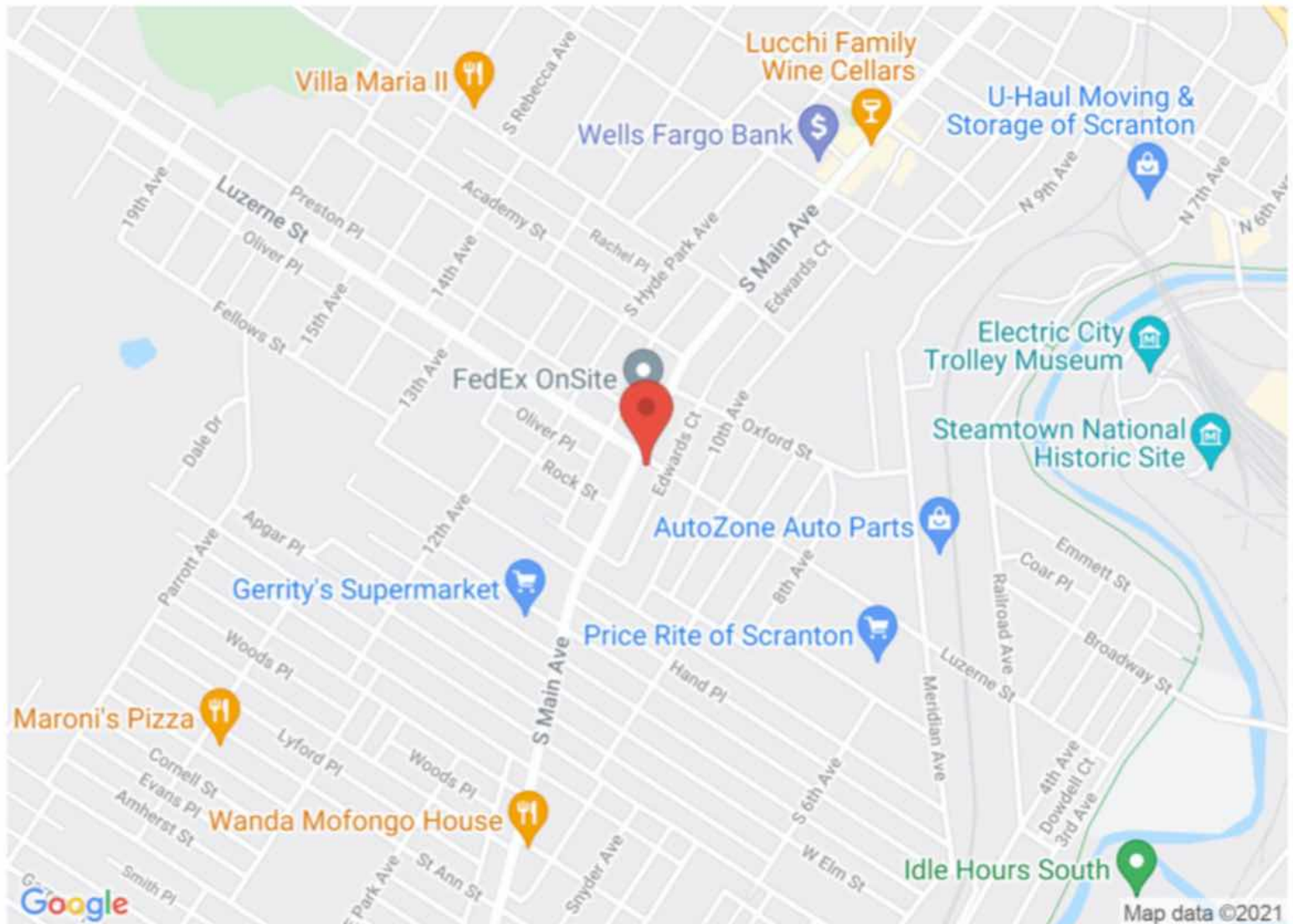


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Purchase Info	
Square Feet	15,000
Initial Market Value	\$600,000
Purchase Price	\$580,000
Initial Cash Invested	\$598,560

Income Analysis	Monthly	Annual
Net Operating Income	\$3,858	\$46,295
Cash Flow	\$3,858	\$46,295

Financial Metrics	
Cap Rate (Purchase Price)	8.0%
Cash on Cash Return (Year 1)	7.7%
Internal Rate of Return (Year 1)	1.9%
Sale Price (Year 1)	\$606,000



Purchase Analysis

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Purchase Info	
Initial Market Value	\$600,000
Purchase Price	\$580,000
+ Buying Costs	\$18,560
+ Initial Improvements	\$0
= Initial Cash Invested	\$598,560
Square Feet	15,000
Cost per Square Foot	\$39
Monthly Rent per Square Foot	\$0.44

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	7.3
Operating Expense Ratio	39.6%
Cap Rate (Purchase Price)	8.0%
Cash on Cash Return	7.7%

Assumptions	
Appreciation Rate	1.0%
Vacancy Rate	3.0%
Income Inflation Rate	0.25%
Expense Inflation Rate	0.15%
LTV for Refinance	70.0%
Selling Costs	\$42,000

Income	Monthly	Annual
Gross Rent	\$6,588	\$79,056
Vacancy Loss	-\$198	-\$2,372
Operating Income	\$6,390	\$76,684

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (3%)	-\$194	-\$2,328
Insurance (5%)	-\$333	-\$4,000
Management Fees (10%)	-\$639	-\$7,668
Taxes (7%)	-\$445	-\$5,343
Rental Registration (1%)	-\$54	-\$650
Trash (1%)	-\$85	-\$1,020
Heat / Water / Sewer / Electric (12%)	-\$782	-\$9,380
Operating Expenses (40%)	-\$2,532	-\$30,389

Net Performance	Monthly	Annual
Net Operating Income	\$3,858	\$46,295
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$3,858	\$46,295