

Multi-Family Investment Property

107 Route 314, Mount Pocono, PA 18344



OFFERING SUMMARY

Sale Price:	\$379,000
Number Of Units:	7
Cap Rate:	10.06%
NOI:	\$38,135
Lot Size:	0.52 Acres
Year Built:	1902
Building Size:	5,288 SF
Zoning:	C-3 Commercial
Market:	Monroe County
Submarket:	Coolbaugh Township
Price / SF:	\$71.67

PROPERTY OVERVIEW

Fully leased 6-unit multi-unit rental investment with additional income from a garage. Priced at a good 10% cap rate with a solid history of tenancy. Tenants are responsible for all utilities, which have been separated. On lot sewage and water. Building is 5,288 SF on a 0.52 acre site. Zoned C-3 Commercial in Coolbaugh Township.

LOCATION OVERVIEW

Located off Route 940 turning left onto Harvest Lane then left onto Summit Drive. Sits on the corner of Summit Drive and Route 314. Close to shopping, Mount Airy, Kalahari Resort, Great Wolf resorts and quick access to Routes 940, 380 and 611.

PROPERTY HIGHLIGHTS

- 5,288 SF multifamily investment property
- Zoned C-3 Commercial
- 6 apartments plus garage rental
- 0.52 acre corner property

Terri Mickens, CCIM

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



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SALE PRICE

\$379,000

LOCATION INFORMATION

Street Address	107 Route 314
City, State, Zip	Mount Pocono, PA 18344
County/Township	Monroe/Coolbaugh
Market	Monroe County
Submarket	Coolbaugh Township
Cross Streets	Route 314 & Summit Drive
Road Type	2-Track
Market Type	Large
Nearest Highway	Route 940

BUILDING INFORMATION

Building Size	5,288 SF
NOI	\$38,135
Cap Rate	10.06%
Price / SF	\$71.67
Year Built	1902
Occupancy %	100%
Tenancy	Multiple
Number Of Floors	2
Load Factor	Yes

PROPERTY DETAILS

Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Zoning	C-3 Commercial
Lot Size	0.52 Acres
APN#	0365503049130
Submarket	Coolbaugh Township
Taxes	\$5,363.33
Corner Property	Yes
MLS ID#	PM-65616 & PM-65618

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INVESTMENT OVERVIEW

Price	\$379,000
Price per Unit	\$54,142
GRM	6.8
CAP Rate	10.1%
Cash-on-Cash Return (yr 1)	17.57 %
Total Return (yr 1)	\$22,592
Debt Coverage Ratio	1.57

OPERATING DATA

Gross Scheduled Income	\$56,100
Other Income	-
Total Scheduled Income	\$56,100
Vacancy Cost	\$2,805
Gross Income	\$53,295
Operating Expenses	\$15,160
Net Operating Income	\$38,135
Pre-Tax Cash Flow	\$13,877

FINANCING DATA

Down Payment	\$79,000
Loan Amount	\$300,000
Debt Service	\$24,258
Debt Service Monthly	\$2,021
Principal Reduction (yr 1)	\$8,715

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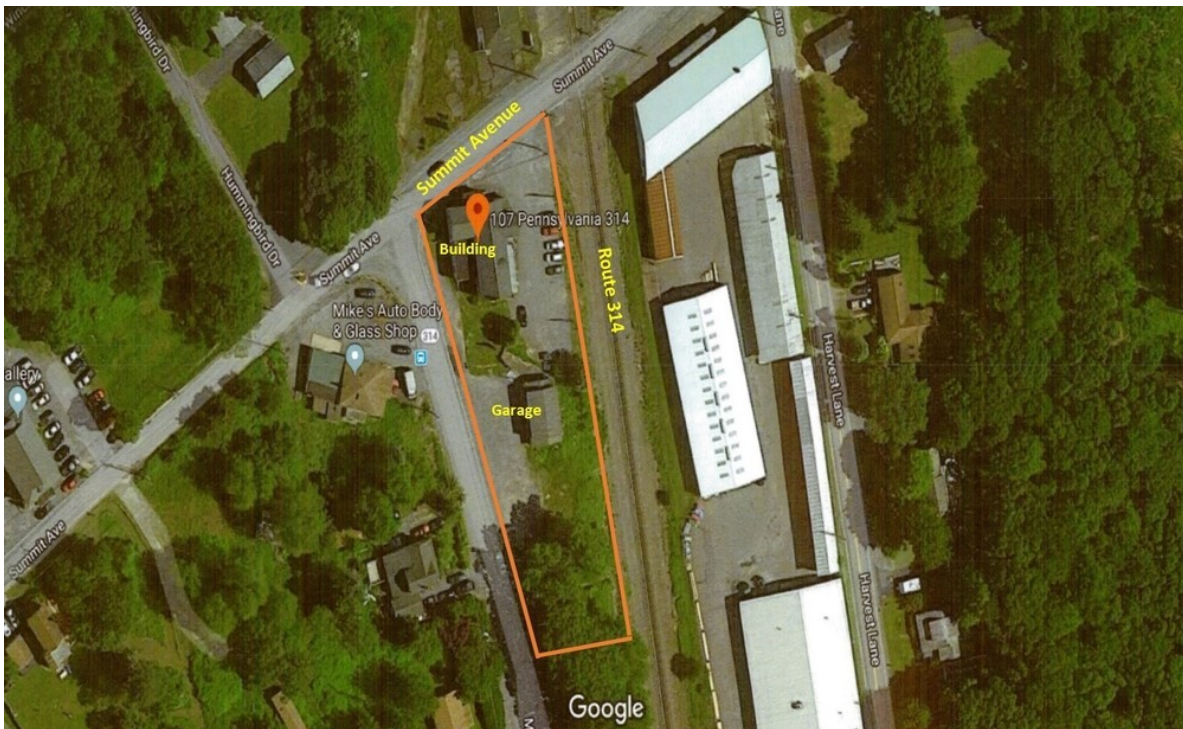
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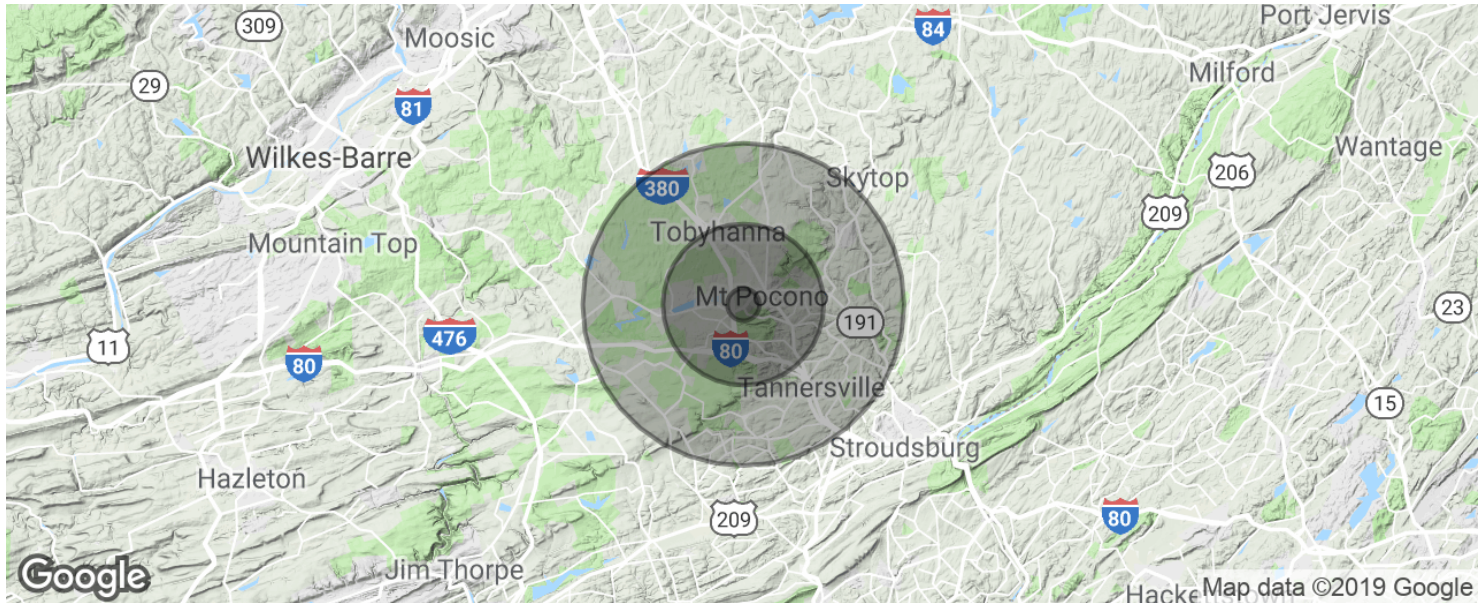


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	452	17,414	74,637
Median age	41.7	40.0	39.8
Median age (Male)	40.9	39.4	38.7
Median age (Female)	42.6	40.2	40.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	168	6,272	26,728
# of persons per HH	2.7	2.8	2.8
Average HH income	\$62,872	\$66,561	\$66,602
Average house value	\$214,029	\$208,143	\$213,119

* Demographic data derived from 2010 US Census

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