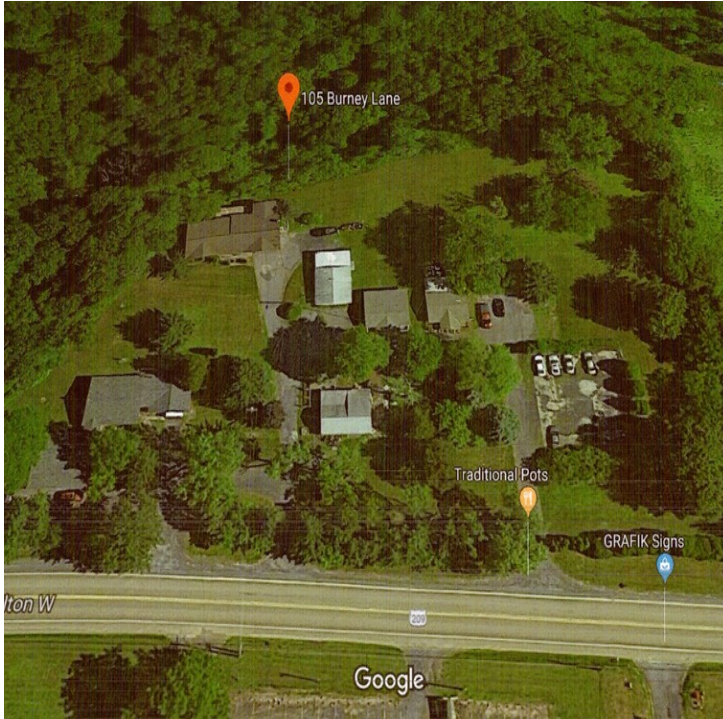


13 Unit Residential Investment - Resort Style

105 Burney Ln, Sciota, PA 18354



SALE PRICE REDUCED \$850,000

OFFERING SUMMARY

Number Of Units:	13
Cap Rate:	8.75%
NOI:	\$67,967
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

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 8.75% 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
Average HH Income	\$76,828	\$75,905	\$71,916

Terri Mickens, CCIM

Broker/Owner
570.801.6170
570.242.3962
tmickens@ptd.net

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



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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 8.75% 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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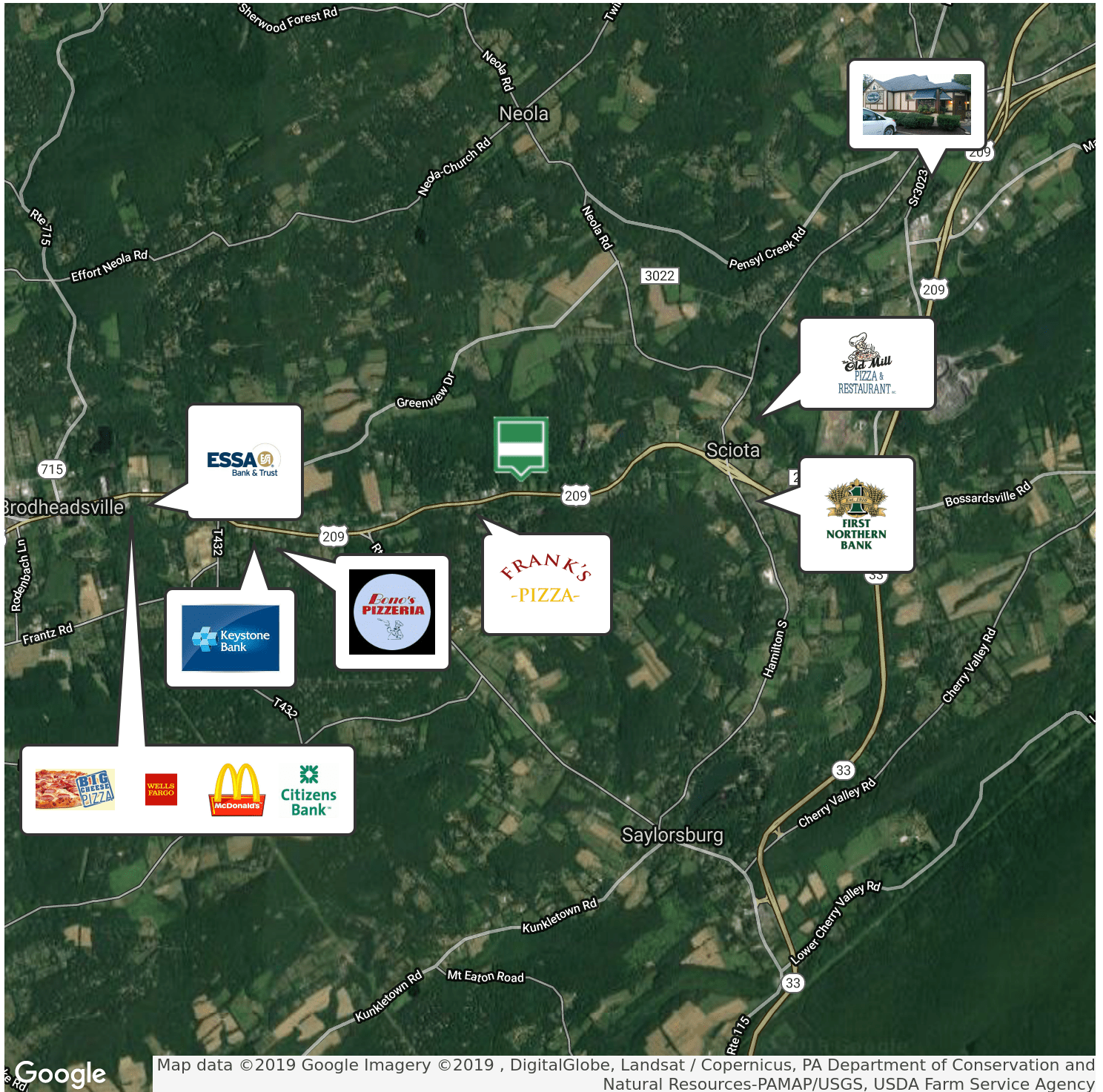


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INCOME SUMMARY

Potential Gross Income	\$127,320
Vacancy Rate	-\$6,366
Gross Income	\$120,954

EXPENSE SUMMARY

Real Estate Taxes	\$25,389
Insurance	\$3,000
Snow/Lawn	\$2,500
Maintenance/Repair & Reserves	\$12,732
Garbage/Misc	\$1,500
Sewer/Water	\$1,500
Gross Expenses	\$46,621

Net Operating Income	\$67,967
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13 Unit Residential Investment - Resort Style

105 Burney Ln, Sciota, PA 18354



INVESTMENT OVERVIEW

Price	\$850,000
Price per Unit	\$65,384
GRM	6.7
CAP Rate	8.8%
Cash-on-Cash Return (yr 1)	13.76 %
Total Return (yr 1)	\$67,967
Debt Coverage Ratio	-

OPERATING DATA

Gross Scheduled Income	
Other Income	-
Total Scheduled Income	\$120,954
Vacancy Cost	\$6,366
Gross Income	\$114,588
Operating Expenses	\$46,621
Net Operating Income	\$67,967
Pre-Tax Cash Flow	\$67,967

FINANCING DATA

Down Payment	\$850,000
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

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