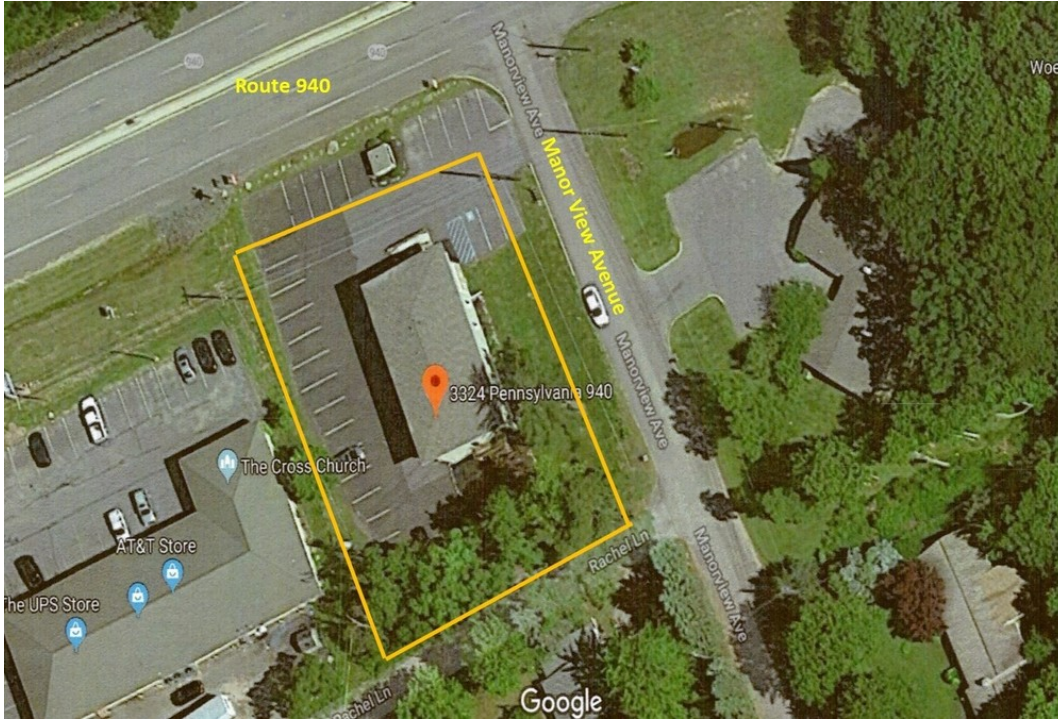


Investment Opportunity

3324 Route 940, Mount Pocono, PA 18344



OFFERING SUMMARY

Sale Price REDUCED:	\$750,000
Cap Rate:	8.78%
NOI:	\$65,854
Lot Size:	0.38 Acres
Year Built:	1980
Building Size:	7,668 SF
Renovated:	2016
Zoning:	C-Commercial
Market:	Monroe County
Submarket:	Mount Pocono Borough
Price / SF:	\$97.81

PROPERTY OVERVIEW

Investment Opportunity fully leased!! 8+% Cap Rate Completely renovated 3 story office building in Mt Pocono along Route 940 with easy access to major highways (I80 & I380). Public sewer. Exterior stonework, parking lot and landscaping just completed. Interior freshly painted and newly carpeted with new restrooms. Lower level ideal for retail/services, 2nd and 3rd floor presently multi-office setup and fully leased. 9 separately metered units.

LOCATION OVERVIEW

Site located on Route 940 eastbound in Mt Pocono Borough. Just east of the Walmart/Lowe's center and a corner lot with access from both directions on Route 940. Mt Pocono Borough has received significant recent retail development attention including a newly planned Aldi and CVS store.

PROPERTY HIGHLIGHTS

- 3-story office building on 0.38 AC
- ADA Compliant lower level
- 9-separately metered units
- Zoned Commercial
- Well water/public sewer, Central Air
- 6,246 SF

Terri Mickens, CCIM

Broker/Owner
 570.801.6170
 570.242.3962
 tmickens@ptd.net

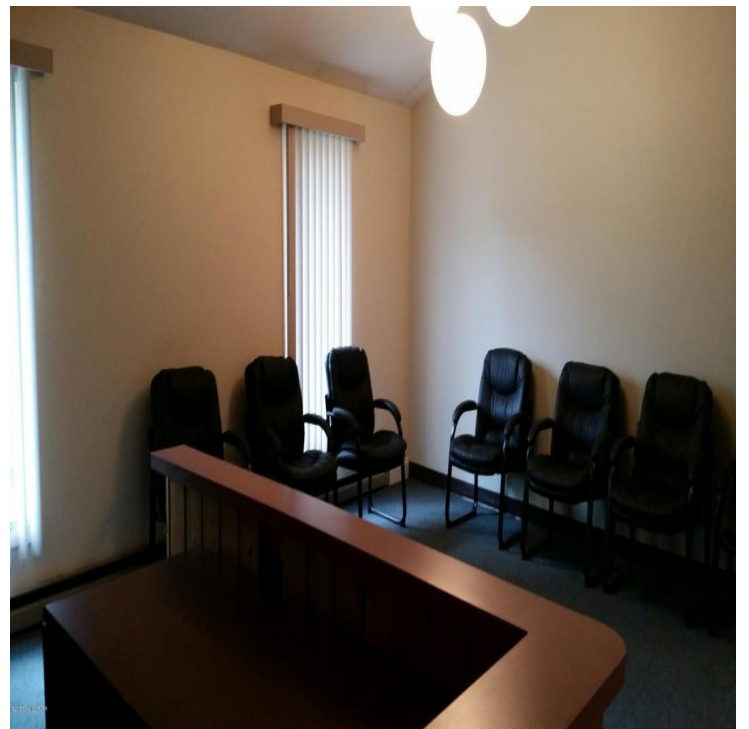
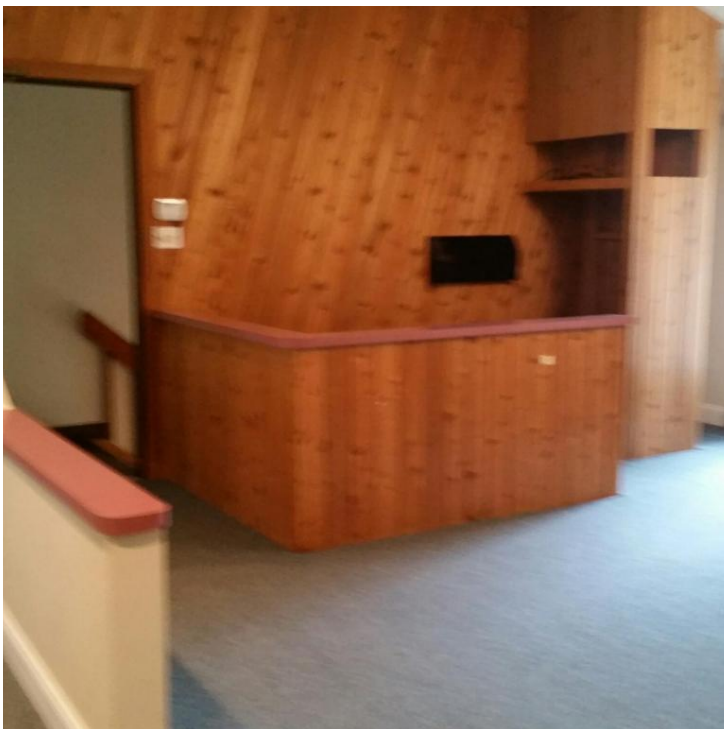
TACM Commercial Realty Inc
 2331 Route 209/Suite 5
 Sciota, PA 18354



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3-Story Office Building-Investment Opportunity

314 Route 944, Mount Pocono, PA 18344



Terri Mickens, CCIM

Broker/Owner

570.801.6170

570.242.3962

tmickens@ptd.net

3-Story Office Building-Investment Opportunity

314 Route 940, Mount Pocono, PA 18344



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3-Story Office Building-Investment Opportunity

3324 Route 940, Mount Pocono, PA 18344



SALE PRICE

\$750,000

LOCATION INFORMATION

Building Name	3-Story Office Building-Investment Opportunity
Street Address	3324 Route 940
City, State, Zip	Mount Pocono, PA 18344
County/Township	Monroe/Mt Pocono Borough
Market	Monroe County
Submarket	Mount Pocono Borough
Road Type	Paved
Market Type	Medium
Nearest Highway	Route 940, 380 & 611

BUILDING INFORMATION

Building Size	7,668 SF
NOI	\$65,854
Cap Rate	8.78%
Price / SF	\$97.81
Year Built	1980
Last Renovated	2016
Building Class	A
Occupancy %	100%
Tenancy	Multiple
Number Of Floors	3
Average Floor Size	2,500 SF
Load Factor	Yes

PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Zoning	C-Commercial
Lot Size	0.38 Acres
APN#	10635507684016
Submarket	Mount Pocono Borough
Taxes	\$14,057.01
MLS ID#	PM-40155

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3-Story Office Building-Investment Opportunity

314 Route 944, Mount Pocono, PA 18344



Google

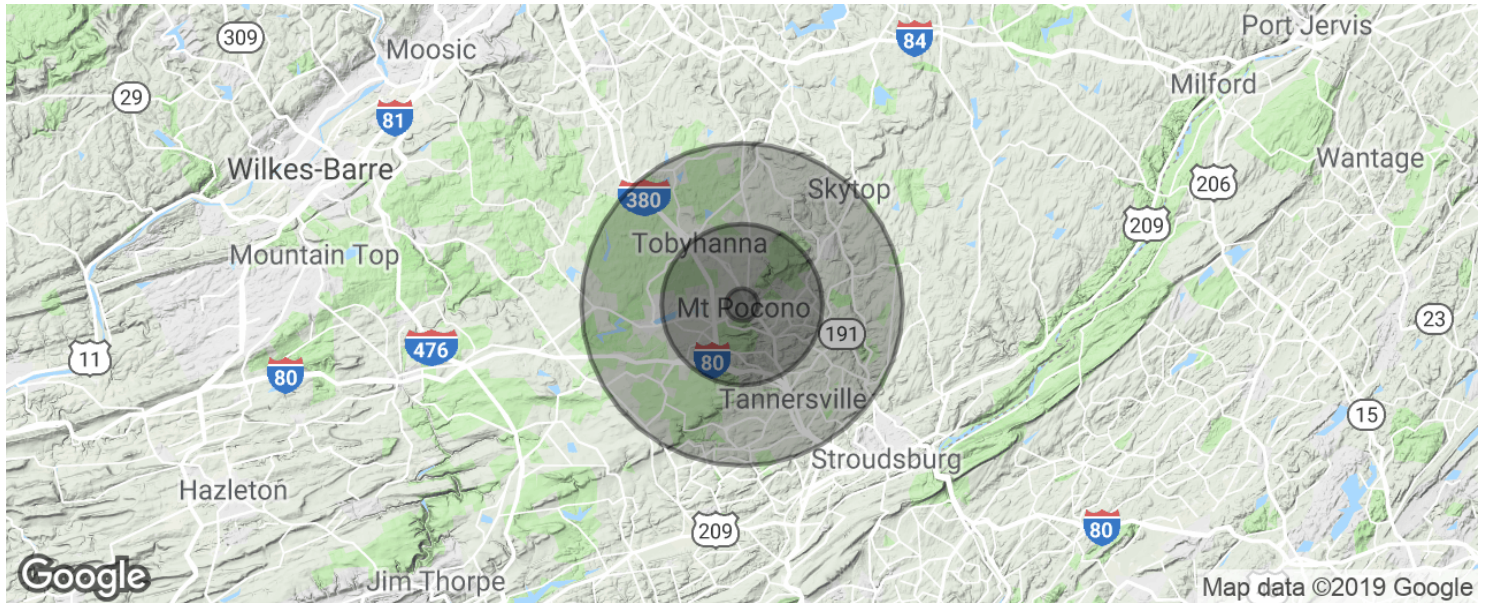
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Terri Mickens, CCIM

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570.242.3962
tmickens@ptd.net

3-Story Office Building-Investment Opportunity

304 Route 944, Mount Pocono, PA 18344



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	678	20,906	72,444
Median age	38.4	39.5	40.1
Median age (Male)	38.2	39.0	39.2
Median age (Female)	38.7	39.3	40.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	263	7,456	26,179
# of persons per HH	2.6	2.8	2.8
Average HH income	\$64,816	\$66,248	\$66,786
Average house value	\$190,180	\$206,641	\$215,595

* Demographic data derived from 2010 US Census

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tmickens@ptd.net

3-Story Office Building-Investment Opportunity

334 Route 940, Mount Pocono, PA 18344



INVESTMENT OVERVIEW

Price	\$750,000
Price per SF	\$97.81
CAP Rate	8.8%
Cash-on-Cash Return (yr 1)	11.56 %
Total Return (yr 1)	\$34,770
Debt Coverage Ratio	1.36

OPERATING DATA

Gross Scheduled Income	\$79,784
Other Income	-
Total Scheduled Income	\$79,784
Vacancy Cost	\$2,393
Gross Income	\$77,391
Operating Expenses	\$11,536
Net Operating Income	\$65,854
Pre-Tax Cash Flow	\$17,337

FINANCING DATA

Down Payment	\$150,000
Loan Amount	\$600,000
Debt Service	\$48,517
Debt Service Monthly	\$4,043
Principal Reduction (yr 1)	\$17,432

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3-Story Office Building-Investment Opportunity

334 Route 940, Mount Pocono, PA 18344



INCOME SUMMARY

Potential Gross Income	\$79,784
Less Vacancy Rate/Reserve	-\$2,393
Gross Income	\$77,391

EXPENSE SUMMARY

Real Estate Taxes	\$14,057
Insurance	\$2,500
Electric	\$1,200
Sewer & Water	\$4,000
Snow & Lawn	\$2,500
Janitorial/Trash	\$1,500
Reserves	\$1,595
Tenant Reimbursements	-\$15,816
Gross Expenses	\$11,536

Net Operating Income	\$65,854
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