

5-UNIT STRIP CENTER

2497 RT 611 • Scotrun, PA 18355



ASK ABOUT FREE MANAGEMENT OFFER!
*with purchase**

REF# 2568-IV

Price: \$699,000

Building Size: 5,040± SF

Site Size: 1.0± Acres

Zoning: C (Pocono Township)

Utilities: Separately metered electric,
public water & sewer

Traffic Count: 25,000+ VPD

RT 611 Frontage: 346'±

Rev. 08.01.17 JB

“Star Village Shops” is a five unit strip center with additional seasonal farm stand land lease, currently available.

Tenant uses include varied food service and retail tobacco.

Prime Pocono location, just off I-80 Scotrun exit, across from Great Wolf Lodge with high traffic count and excellent visibility.

Income & Expense on Following Page

**One month of complimentary basic property management with signing of a twelve month management agreement only if property purchased exclusively through Michael Baxter & Associates brokers or agents.*

**Michael Baxter
& Associates**

**COMMERCIAL REAL ESTATE
& PROPERTY MANAGEMENT**

1992 W MAIN ST, STROUDSBURG, PA 18360

(570) 421-7466 or (800) 930-9788

www.BaxCommercial.com

All information deemed reliable but not guaranteed.

STAR VILLAGE

Income & Expense Proforma

Prepared by Joseph Baxter

July 12, 2017

Potential Rental Income

Unit	Description	Monthly	Annually
1	Papa Pizza	\$ 1,432	\$ 17,187
2	Caribbean	\$ 1,274	\$ 15,284
3	Polish Deli	\$ 1,300	\$ 15,600
4	Tobacco	\$ 1,600	\$ 19,200
5	Fish Store	\$ 1,095	\$ 13,140
6	Farm Stand - Vacant (Apr-Dec)	\$ 600	\$ 5,400
		\$ 7,301	\$ 85,810

Expenses

Real Estate Taxes		\$ 6,804
Vacancy	5%	\$ 4,291
Maintenance	5%	\$ 4,291
Common Area Utilities		\$ 1,250
Sewer Owner Pays 2 units		\$ 2,500
Insurance		\$ 4,885
Total		\$ 24,020

Net Operating Income

\$ 61,790

Cash-on-Cash Analysis

Purchase Price		\$ 699,000
Down Payment	20%	\$ 139,800
Mortgage Amount		\$ 559,200
Term (years)	20	
Interest Rate	5.00%	
Monthly Payment		(\$3,690.47)
Annual Debt Service		(\$44,285.67)
Annual Cash Flow		\$17,504.51
Cash-on-Cash Return		12.52%

CAP Rate

8.84%

DISCLAIMER: All information provided has been supplied by the property owner and/or his/her accountant. You are urged to review any information with your money advisory professional. Michael Baxter & Associates and their agents or representatives do not warrant or guarantee the accuracy of the information presented, and shall not be held responsible/liable for any incorrect information that has been supplied by the seller.