

SALE

Multi-Family

Presented by Patterson-Woods & Associates

“The Area’s Leading Commercial Broker”

101 South Scott Street, Wilmington DE



\$149,900



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The above information is believed to be accurate but the users must verify it for their own satisfaction. Price and availability is subject to change without prior notice. The Seller's broker, any cooperating broker, and any salesperson working with either, are representing the Seller's interests and have fiduciary responsibilities to Seller, but are obligated to treat all parties fairly.

*** - INCOME / LEASE SUMMARY**

Tenant		Rent Per Mo.	Lease rate
1 bedroom	1	\$625.00	625
1 bedroom	1	\$595.00	595
Base Year	2009	2	\$1,220.00 Monthly \$14,640.00 Annual

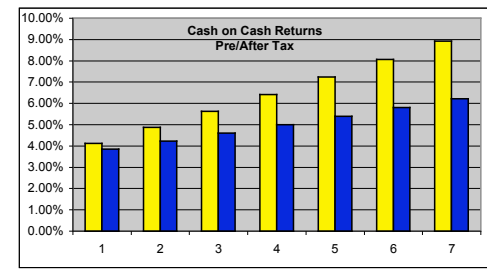
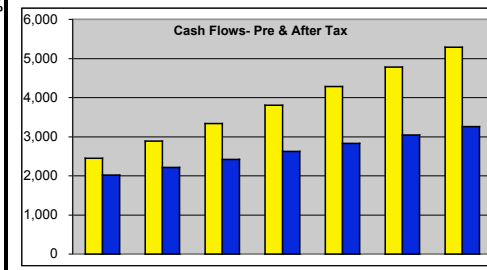
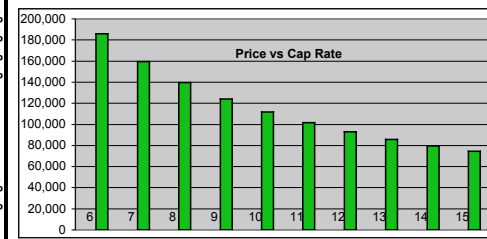
CASH FLOW ANALYSIS

Purpose	Proforma Analysis
Name	101 South Scott Street
Location	Wilmington, Delaware
Type of Property	Multi-family

Price	149,900	LOANS		
		#1	#2	#3
Amount or % Mtg..	65.00			
Loan Amounts.....	\$97,435.00			
No. years.....	20			
Int Rate %.....	6.50			
Pmt (P&I /mo).....	\$726.45			
Total Payment	\$726.45	\$/1000 Rate	7.456	
Total Debt	\$97,435.00	% Borrowed	65.00%	
Total Down Pmt	\$52,465.00	No. Units	2	
Closing Costs	\$6,745.50	Price/Unit	74,950	
Total Investment	\$59,210.50			
Debt Cover Ratio	1.28			
Gross Rent Multi	10.24			
Cap Rate	7.45%			

INCOME & EXPENSES		
Gross Rental Income	\$14,640.00	100.0%
+ Other income	\$0.00	-
= Eff rental income	\$14,640.00	100.0%
- Vac & Credit loss	\$0.00	-
Gross Oper Income	\$14,640.00	100.0%

EXPENSES		
County Tax	\$823.89	23.8%
City Tax	\$635.59	23.7%
Property Insurance	\$769.00	18.3%
Property Management	-	22.1%
Off Site	-	-
On Site	-	-
Repairs & Maint	-	-
Utilities	-	-
Water	\$535.33	15.4%
Sewer	\$535.33	15.4%
Fuel Oil	-	-
Gas	-	-
Elect	\$178.66	5.1%
Cable	-	-
Accounting	-	-
Advertising/license	-	-
Leasing Commissions	-	-
Supplies	-	-
Lawn/Grounds Maint	-	-
Janitorial Service	-	-
Refuse Removal	-	-
Contract services	-	-
Exterminator	-	-
Pool	-	-
Elevator	-	-
HVAC	-	-
Misc.	-	-
Legal Fees	-	-
Other Fees	-	-
Other	-	-
Total Oper Expenses	\$3,477.79	100.0%
NET OPER INCOME	\$11,162.21	



DRAFT

The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Anyone who doubts their accuracy should verify for themselves



101 South Scott Street

This is a two unit building with a one bedroom apartment on each floor . Each apartment consists of a Living room, Dinning room, Kitchen, full bath and one bedroom. Each has separate entrance, separate electric and gas. Separate HWH and hot water gas boilers. Boilers are new fall of 2008. There is a full basement with coin operated washer and dryer. Owner pays common electric, water and sewer. Rent is \$625 on first floor and \$595
Sale Price \$149,900

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