

SALE

Multi-Family

Presented by Patterson-Woods & Associates

“The Area’s Leading Commercial Broker”

802 North Franklin Street, Wilmington DE



\$439,900



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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	2	\$1,190.00	595
1 bedroom	2	\$1,190.00	595
3 bedroom	1	\$850.00	850
Base Year	2009	5	
		\$3,230.00	Monthly
		\$38,760.00	Annual

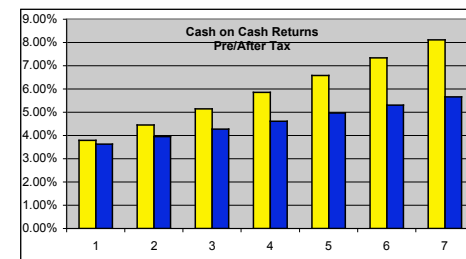
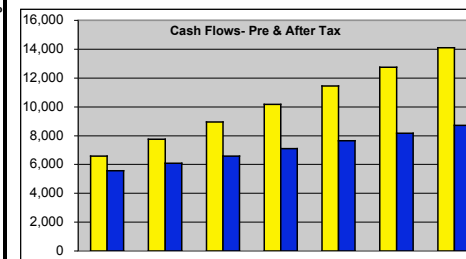
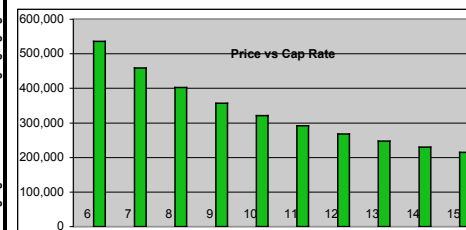
CASH FLOW ANALYSIS

Purpose	Proforma Analysis
Name	802 Franklin Street
Location	Wilmington, Delaware
Type of Property	Multi-family

Price	439,900	LOANS		
		#1	#2	#3
		Amount or % Mtg..	65.00	
		Loan Amounts.....	\$285,935.00	
		No. years.....	20	
		Int Rate %.....	6.50	
		Pmt (P&I /mo).....	\$2,131.85	
		Total Payment	\$2,131.85	\$/1000 Rate 7.456
		Total Debt	\$285,935.00	% Borrowed 65.00%
		Total Down Pmt	\$153,965.00	No. Units 5
		Closing Costs	\$19,795.50	Price/Unit 87,980
		Total Investment	\$173,760.50	
		Debt Cover Ratio	1.26	
		Gross Rent Multi	11.35	
		Cap Rate	7.31%	

INCOME & EXPENSES		
Gross Rental Income	\$38,760.00	100.0%
+ Other income	\$0.00	-
= Eff rental income	\$38,760.00	100.0%
- Vac & Credit loss	\$0.00	-
Gross Oper Income	\$38,760.00	100.0%

EXPENSES		
County Tax	\$1,432.29	17.0%
City Tax	\$1,222.00	21.7%
Property Insurance	\$1,813.00	18.5%
Property Management	-	27.5%
Off Site	-	-
On Site	-	-
Repairs & Maint	-	-
Utilities	-	-
Water	\$784.39	11.9%
Sewer	\$784.39	11.9%
Fuel Oil	-	-
Gas	-	-
Elect	\$562.61	8.5%
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	\$6,598.68	100.0%
NET OPER INCOME	\$32,161.32	



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



802 North Franklin Street

This is a five unit building, first floor consisting of two one bedroom apartments, second floor consist of two one bedroom apartments and a 3 bedroom unit on the third floor. Intercom secured building. The utilities are separated 5 HWH , 5 gas Boilers 6 electrical services. Owner pays common electric, water and sewer.Rents, the one bedroom apartments are \$595.00 and the three bedroom apartment is \$850.00. Sale price \$439,900

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