

SALE

Multi-Family

Presented by Patterson-Woods & Associates

“The Area’s Leading Commercial Broker”

805 North Madison Street, Wilmington DE



\$229,900



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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.

CORFAC
International

809 North Madison Street- INCOME / LEASE SUMMARY

Tenant	Rent Per Mo.	Lease rate
1 bedroom	2	\$1,350.00
1 bedroom	1	\$600.00
Base Year	2009	3
	\$1,950.00	Monthly
	\$23,400.00	Annual

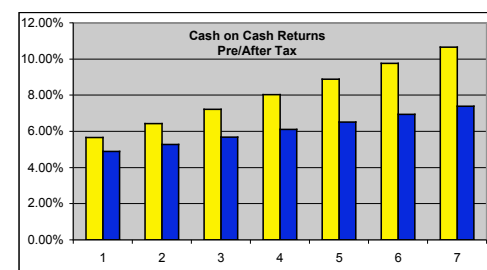
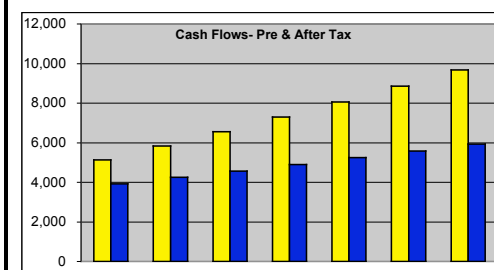
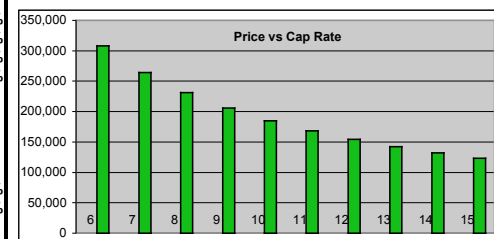
CASH FLOW ANALYSIS

Purpose	Proforma Analysis
Name	809 North Madison Street
Location	Wilmington, Delaware
Type of Property	Multi-family

Price	\$229,900.00	LOANS		
		#1	#2	#3
Amount or % Mtg..	65.00			
Loan Amounts.....	\$149,435.00			
No. years.....	20			
Int Rate %.....	6.50			
Pmt (P&I /mo).....	\$1,114.15			
Total Payment	\$1,114.15	\$/1000 Rate	7.456	
Total Debt	\$149,435.00	% Borrowed	65.00%	
Total Down Pmt	\$80,465.00	No. Units	3	
Closing Costs	\$10,345.50	Price/Unit	76,633	
Total Investment	\$90,810.50			
Debt Cover Ratio	1.38			

INCOME & EXPENSES		
Gross Rental Income	\$23,400.00	100.0%
+ Other income	\$0.00	-
= Eff rental income	\$23,400.00	100.0%
- Vac & Credit loss	\$0.00	-
Gross Oper Income	\$23,400.00	100.0%

EXPENSES		
County Tax	\$1,751.48	20.9%
City Tax	\$1,289.34	35.7%
Property Insurance	\$745.00	26.3%
Property Management	-	15.2%
Off Site	-	-
On Site	-	-
Repairs & Maint	-	-
Utilities	-	-
Water	\$557.53	11.4%
Sewer	\$557.53	11.4%
Fuel Oil	-	-
Gas	-	-
Elect	-	-
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	\$4,900.87	100.0%
NET OPER INCOME	\$18,499.13	



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



809 North Madison Street

This is a 3 unit building, consisting of three one bedroom apartments washer and dryer in unit central a/c, off street parking. Intercom secured building. Separate electric (no gas) services no common electric. Owner pay sewer and water. Rents are \$675.00 ,675.00 and \$600 long term tenant. Sale price \$229,900

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