

# SALE

## Multi-Family Portfolio

Presented by Patterson-Woods & Associates

"The Area's Leading Commercial Broker"

De Brabander Portfolio, Wilmington DE



**CAP**  
**8.24%**

### \$3,824,500



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Call

Joe Latina

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**De Brabander Portfolio- INCOME / LEASE SUMMARY**

Tenant	# of Units	Address	Rent Per Mo.	Lease rate
1 bedroom	1	101 Scott	\$625.00	\$625.00
1 bedroom	1	101 Scott	\$595.00	\$595.00
1 bedroom	2	802 Franklin	\$1,190.00	\$595.00
1 bedroom	2	802 Franklin	\$1,190.00	\$595.00
3 bedroom	1	802 Franklin	\$850.00	\$850.00
1 bedroom	15	822 Adams	\$9,375.00	\$625.00
1 bedroom	7	822 Adams	\$350.00	\$50.00
1 bedroom	3	805 Madison	\$2,025.00	\$675.00
1 bedroom	2	807 Madison	\$1,350.00	\$675.00
1 bedroom	1	807 Madison	\$650.00	\$650.00
1 bedroom	2	809 Madison	\$1,350.00	\$675.00
1 bedroom	1	809 Madison	\$600.00	\$600.00
2 bedroom	12	709 & 711 Windsor	\$11,400.00	\$950.00
Base Year	2009	50	\$31,550.00	Monthly
			\$378,600.00	Annual

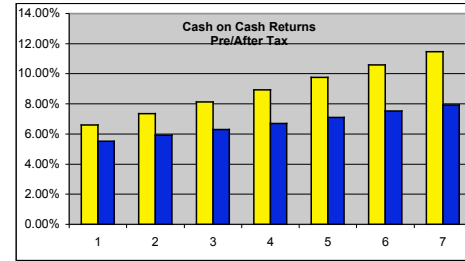
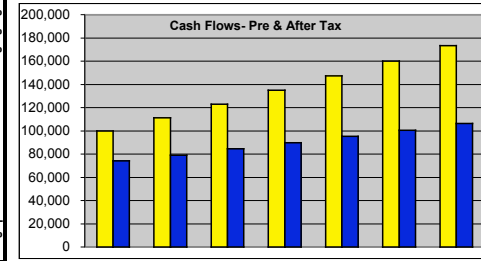
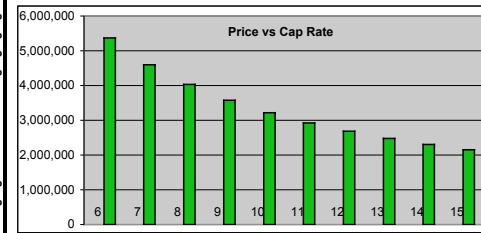
**CASH FLOW ANALYSIS**

Purpose .....	Proforma Analysis
Name .....	De Brabander Portfolio
Location .....	Wilmington, Delaware
Type of Property .....	Multi-family

Price	\$3,824,500.00	LOANS	#1	#2	#3
Amount or % Mtg..	65.00				
Loan Amounts.....	\$2,485,925.00				
No. years.....	20				
Int Rate %.....	6.50				
Pmt (P&I /mo).....	\$18,534.39				
Total Payment	\$18,534.39	\$/1000 Rate	7.456		
Total Debt	\$2,485,925.00	% Borrowed	65.00%		
Total Down Pmt	\$1,338,575.00	No. Units	50		
Closing Costs	\$172,102.50	Price/Unit	76,490		
Total Investment	\$1,510,677.50				
Debt Cover Ratio	1.45				
Gross Rent Multi	10.10				
Cap Rate	8.42%				

INCOME & EXPENSES		
Gross Rental Income	\$378,600.00	100.0%
+ Other income	\$0.00	-
= Eff rental income	\$378,600.00	100.0%
- Vac & Credit loss	\$0.00	-
<b>Gross Oper Income</b>	<b>\$378,600.00</b>	<b>100.0%</b>

EXPENSES		
County Tax	\$11,788.47	14.9%
City Tax	\$9,820.61	20.9%
Property Insurance	\$9,840.00	17.4%
Property Management	\$0.00	17.5%
Off Site	\$0.00	-
On Site	\$0.00	-
Repairs & Maint	\$0.00	-
Utilities	\$0.00	-
Water	\$6,392.81	-
Sewer	\$6,392.81	11.3%
Fuel Oil	\$0.00	11.3%
Gas	\$0.00	-
Elect	\$3,891.27	-
Heat and Hot water	\$8,205.00	6.9%
Accounting	\$55.00	14.6%
Advertising/license	\$0.00	0.1%
Leasing Commissions	\$0.00	-
Supplies	\$0.00	-
Lawn/Grounds Maint	\$0.00	-
Janitorial Service	\$0.00	-
Refuse Removal	\$0.00	-
Contract services	\$0.00	-
Misc.	\$0.00	-
<b>Total Oper Expenses</b>	<b>\$56,385.97</b>	<b>100.0%</b>
<b>NET OPER INCOME</b>	<b>\$322,214.03</b>	



**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



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**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

**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

**805 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 pays sewer and water. Rents are \$675.00  
Sale price \$229,900

**807 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 \$650.00 ( long term section 8 tenant)  
Sale price \$229,900

**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

**822 North Adams Street**

This is a 15 unit apartment building each of the three floors consisting of 3 small one bedroom apartments and 2 large one bedroom apartments. Intercom secured building with security cameras. Coin operated washer and dryer in basement. Central gas boiler new 2008 central HWH new 2007 This property also has 7 garages in rear of property which are rented separate from the apartments. This building has fire alarm. Owner pays sewer, water common Gas and common electric Rents are generally \$625.00 for the small units and \$675.00 for the large units. Garages rent for \$50-75  
Sale price \$1,095,000

**709/711 Windsor Street**

This is a New construction 12 unit apartment building consisting of 12-2 bedroom apartments the four units on the first floor are ADA approved. With washer and dryer in the unit. The lower level is roughed-in and set up for 4 additional units 2-2 bedrooms and 2-1 bedroom apartments a variance is necessary but approval is likely. Included in the sale is an additional lot zoned r-4. The building has fire sprinkler, security cameras, card key entry system. Hardwood floors and upgraded finishes though out Tile baths. Units were designed for long term durability. Owner pays sewer and water common electric. Rents should be \$950-\$1,050  
Sale price \$1,450,000



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