



8-UNIT MULTIFAMILY FOR SALE

429-431 Main St, Darby, PA 19023



PROPERTY HIGHLIGHTS:

- * **8 Units** | 429-431 Main St, Darby, PA – Two adjacent quadplexes (4 units each), built in 1920, totaling ~4,284 SF.
- * **Purchase Price: \$690,000** – Offered at an indicated ~8.0% cap rate based on pro forma financials.
- * **Rental Income: \$88,320/year** – Unit rents range from \$895-\$950/month, with total monthly rent of \$7,360.
- * **Net Operating Income: \$55,083/year** – After ~\$28,820 in annual expenses including taxes, insurance, water, maintenance, and reserves.
- * **Financing Metrics** – At 25% down: ~\$15.8K annual cash flow and ~9.2% cash-on-cash return (6.5% rate, 30-year amortization).



SALE PRICE: \$690,000.00



AGENT CONTACT

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