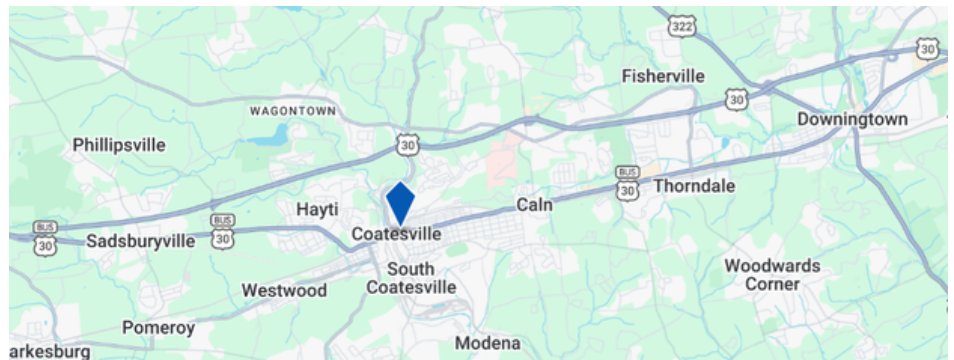


Apartment Building For Sale

126 E Lincoln Hwy, Coatesville, PA 19320



- Six unit newly renovated apartment building with 3,000 S/F of first floor retail/office space.
- Two- 3 bedroom and 1 bath, Two- 2 bedroom and 1 bath and Two-1 bedroom and 1 bath.
- All apartments are leased.
- Major renovation in 2023, most of the HVAC, plumbing, flooring and fixtures throughout the building are new.
- N.O.I - \$50,572.00
- Located in Coatesville's revitalized downtown core, offering strong visibility and proximity to the main intersection.
- List price: \$799,000



Amy Yangello

Associate

C (610) 716-1649

O (610) 647-8300

amyyangello@kwcommercial.com

Rashmi Singh

Associate

C (610) 883-1964

O (610) 363-4300

rashmisingh@kwcommercial.com

KW COMMERCIAL

744 W. Lancaster Ave, Wayne, PA 19087

131 Woodcutter St Ste 100, Exton, PA 19341

INCOME AND EXPENSE REPORT

Property Address: 126 E. Lincoln Highway Coatesville PA 19320
Property Type: 6 Unit Apartment Building with 1 Retail Space

Unit #	Tenant Name	Lease Type	NRSF	Start Date	End Date	Renewal Option	Monthly Rent	Comments (Rent Escalations, Extension Options, Reimbursements, Early Termination, % of Sales, etc.)
	Vacant		3,000					
1	Three Bedroom One Bath						\$ 1,400.00	Month to Month
2	One Bedroom One Bath						\$ 900.00	Month to Month
3	Two Bedroom One Bath						\$ 1,100.00	Month to Month
4	Three Bedroom One Bath						\$ 1,400.00	Month to Month
5	One Bedroom One Bath						\$ 900.00	Month to Month
6	One Bedroom One Bath						\$ 1,100.00	Month to Month
Total			3,000				\$ 6,800.00	

GROSS ANNUAL INCOME:

Rental Income	\$ 81,600.00
Vacancy Allowance 5%	\$ 4,080.00
CAM Reconciliation	
Gross Income	\$ 77,520.00

FINANCING CRITERIA:

Purchase Price:	\$ 799,000.00
Down Payment:	\$ 199,750.00
Amount Financed:	\$ 599,250.00
Annual Principal and Interest:	\$ 38,975.22

ANNUAL EXPENSES:

Taxes	\$ 14,548.00
Insurance	\$ 4,000.00
Water/Sewer	\$ 6,000.00
Electric	
Trash	\$ 2,400.00
Landscape/Snow Removal	
Capital Reserve Dues	
Misc.	
Misc.	
Misc.	
Misc.	
Misc.	
Misc.	
Misc.	
Total Expenses	\$ 26,948.00

NOI:	\$ 50,572.00
Less P&I:	\$ 38,975.22
ROI:	\$ 11,596.78
Cash on Cash Return:	5.8%
4.25% - 25 Year Amortization	

Net Operating Income align="right">**\$ 50,572.00**

SALE PRICE: \$799,000.00

CAP RATE: 6.3%