

435 W Main Street, Pen Argyl, PA, 18072

Unit	Unit		Rent Current	Performa	Expenses	
1	Ap-1	2 bed, 1 bath	1600	1900	Taxes	8428.63
2	Ap-2	2 bed, 1 bath	1700	1900	Insurance	2403
3	Ap-3	2 bed, 1 bath	1545	1900	Water	5400
4	Ap-4	2 bed, 1 bath	1425	1900	Swear	4800
5	Ap-5	2 bed, 1 bath	1595	1900	Trash	0
6	Ap-6	2 bed, 1 bath	1700	1900	Met-Ed	
7	Ap-7	2 bed, 1 bath	1595	1900	UGI	5079.24
8	Ap-8	2 bed, 1 bath	1600	1900	Repair & Maintanance	1000
	Garage -1		90	115		
	Garage -2		90	115	TOTAL	27110.87
	Garage -3		90	115		
	Garage -4		115	115		
	Garage -5		115	115		
	Garage -6		95	115		
	Storage 9 units	each \$70	630	630		
	Big storage Room		400	400		
Total			14385	16920	Total	54221.74
	Yearly Gross	172620		203040	Selling Price	1,750,000
	Yearly Net	145509.13		175929.13		
	Cap Rate	0.08314807429		0.10053093		