

731 Washington St, Reading PA 19601

Financial Summary – Asking Price: \$500,000

Unit Mix & Income

Unit	Monthly Rent	Notes
Apt A (1 Bed)	\$900	
Apt B (2 Bed)	\$1,150	
Office	\$800	Commercial Space
Café	\$1,395	Includes \$145 utility surcharge
Total	\$4,245	Annual Income: \$50,940

Operating Expenses (2024 Actuals)

Expense	Annual Cost
Taxes	\$2,293
Insurance	\$2,206
Utilities	\$4,936
Repairs/Maintenance	\$767
Total Operating Expenses	\$10,202

Summary

- Gross Annual Income: \$50,940
- Operating Expenses: \$10,202
- Net Operating Income (NOI): ≈ \$40,738
- Asking Price: \$500,000
- Cap Rate: ~8.1%

Recent Improvements

- 2016: Full building rehab (plumbing, electric, egress, café build-out)
- 2022: Apt A bathroom remodel
- 2024: Roof and dormer replaced
- 2024–2025: Apt B bathroom upgrade and full repaint