

Multi-Unit Investment w/ Billboard

7102 Route 209, Stroudsburg, PA 18360



OFFERING SUMMARY

Sale Price:	\$650,000
Number Of Units:	3
Cap Rate:	6.77%
NOI:	\$43,995
Available SF:	
Lot Size:	3.36 Acres
Year Built:	1955
Building Size:	1,496 SF
Zoning:	C- Commercial
Market:	Monroe County
Submarket:	Hamilton Township
Price / SF:	\$434.49

PROPERTY OVERVIEW

Location! A unique opportunity to be diversified with a two-unit duplex and billboard for multiple income streams on 3.36 AC in beautiful Hamilton Township. Recently renovated interiors along with new roof, windows, and newer HVACs. This property consists of 1 - 2 Bedroom 1 Bath apartment, 1 - 1 Bedroom 1 Bath apartment, and one single sided Billboard boasting \$57,600 in yearly income. Low taxes and beautiful setting. Easily accessible to Route 80, Route 33, and Route 611 - this property's location is superior for attracting a great tenant base.

PROPERTY HIGHLIGHTS

- 2 Residential Units
- 10x40 Single Face Off-Site Billboard
- Commercial Zoning-Hamilton Township
- New Roof
- New Windows
- New HVACs

Jennifer Mickens

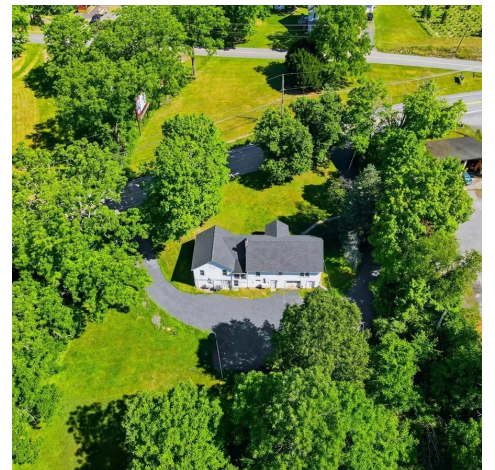
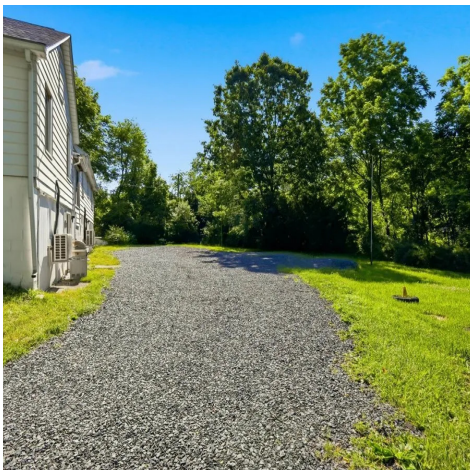
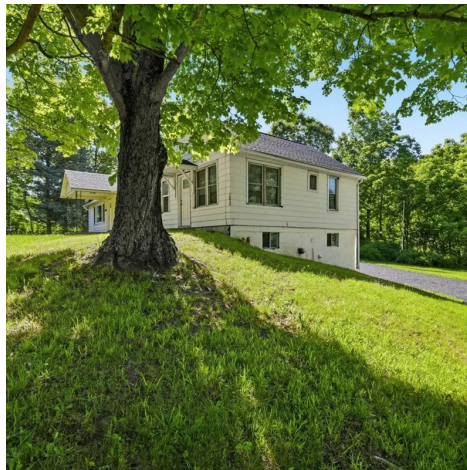
Broker / Owner / Property Manager
 570.801.6170
 570.620.6931
jennifer@tacmcommercial.com

TACM Commercial Realty Inc
 2331 Route 209/Suite 5
 Sciota, PA 18354

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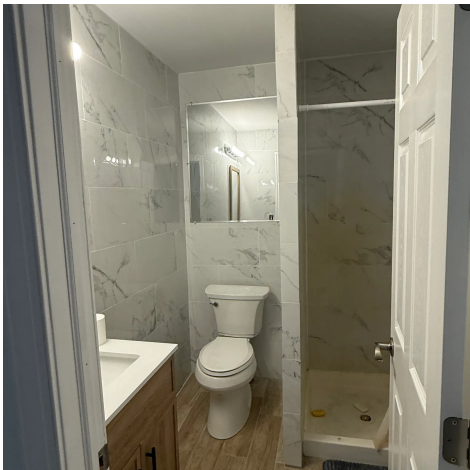
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INCOME SUMMARY

Unit 1	\$21,600
Unit 2	\$16,800
Billboard	\$19,200
Vacancy Cost	(\$2,304)

GROSS INCOME	\$55,296
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EXPENSES SUMMARY

Maintence (Inc Snow & Land)	\$2,500
Insurance	\$1,800
Taxes	\$5,501
Elec	\$960
Trash	\$540

OPERATING EXPENSES	\$11,301
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NET OPERATING INCOME	\$43,995
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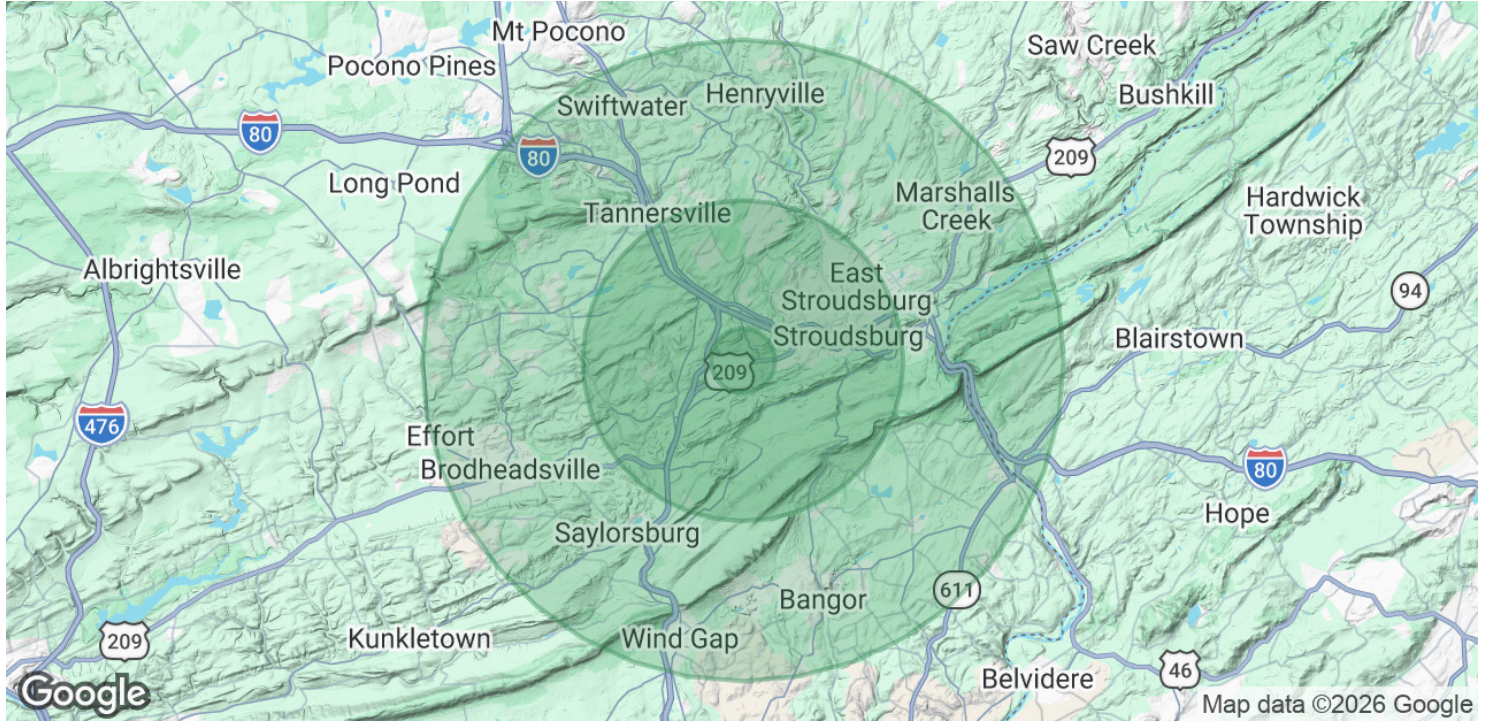
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	761	37,836	132,460
Average Age	43.5	39.5	39.4
Average Age (Male)	44.3	38.4	38.5
Average Age (Female)	43.9	40.6	40.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	280	14,063	48,579
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$87,854	\$72,922	\$70,516
Average House Value	\$280,034	\$252,641	\$236,430

2020 American Community Survey (ACS)

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