



Available For Sale - 7 Units
600 N West St., Wilmington, DE 19801



276 Dilworthtown Rd.
West Chester, PA 19382

PRESENTED BY:

Rich DiPrimio

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Executive Summary



Property Overview

KW Commercial is pleased to exclusively present for sale, 7 multifamily units located in the Quaker Hill neighborhood of Wilmington. Situated on a beautiful block lined with historical brick buildings, 600 N West Street is a three-story, 7,233 SF structure that offers a great unit mix of units one (1) studio, four (4) 1 bedroom 1 bath units, and two (2) 2 bedroom 1 bath units. Five out of the seven units have been fully renovated and feature new windows, flooring, kitchens, and bathrooms. All units have walk out balconies, their own water heaters, and separately metered electric which the tenants pay. The building is serviced by one boiler and the landlord currently pays for the oil heat.

If you're looking for 5 additional units, please check out the neighboring property located at 305 W 6th St, which is also available for sale.

Offering Summary

Sales Price:	\$760,000
Number of Units:	7 total
NOI:	\$58,476

Property Highlights

Property Highlights 600 N West:

- Value add- 2 units need to be updated
- Under market rents
- Updated units
- All new windows, flooring, kitchens, and baths
- Hot water tank for each unit



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Current Rent Roll and Property Expenses

UNIT NUMBER	UNIT BED	UNIT BATH	CURRENT MONTHLY RENT	MARKET RENT	CURRENT ANNUAL RENT
Apt A	1	1	\$675	\$1,200	\$8,100
Apt B	1	1	\$1,100	\$1,200	\$13,200
Apt C	2	1	\$1,350	\$1,500	\$16,200
Apt D	1	1	\$1,000	\$1,200	\$12,000
Apt E	2	1	\$1,300	\$1,500	\$15,600
Apt F	2	1.5	\$1,150	\$1,200	\$13,800
Apt G	0	1	\$700	\$1,000	\$8,400
TOTAL			\$7,275	\$8,800	\$87,300

EXPENSES (Yearly)

Repair Reserves (5%)	\$4,365
Trash & Misc.	\$3,600
Water	\$3,000
Common Electric	\$350
Insurance	\$6,310
RE Taxes	\$4,134
Oil	\$2,700
Property Management (5%)	\$4,365
TOTAL	\$28,824



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600 N West Street and 305 W 6th Street, Wilmington, DE 19801



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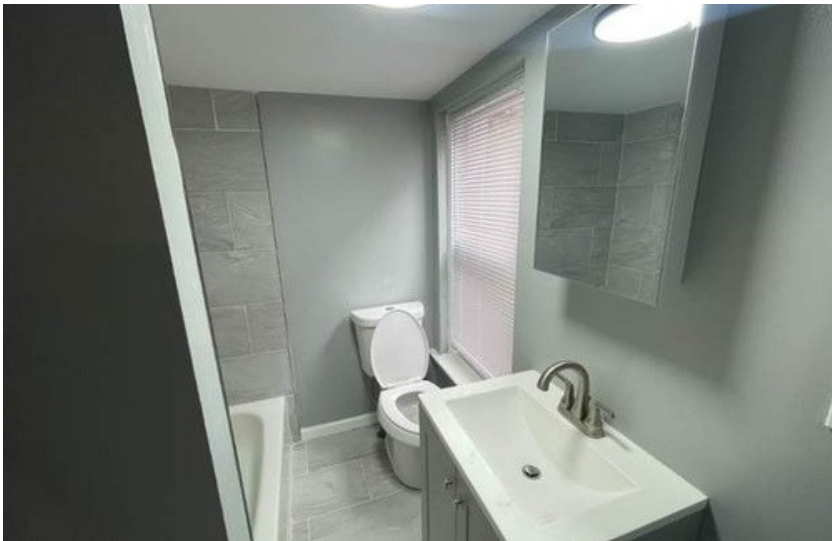
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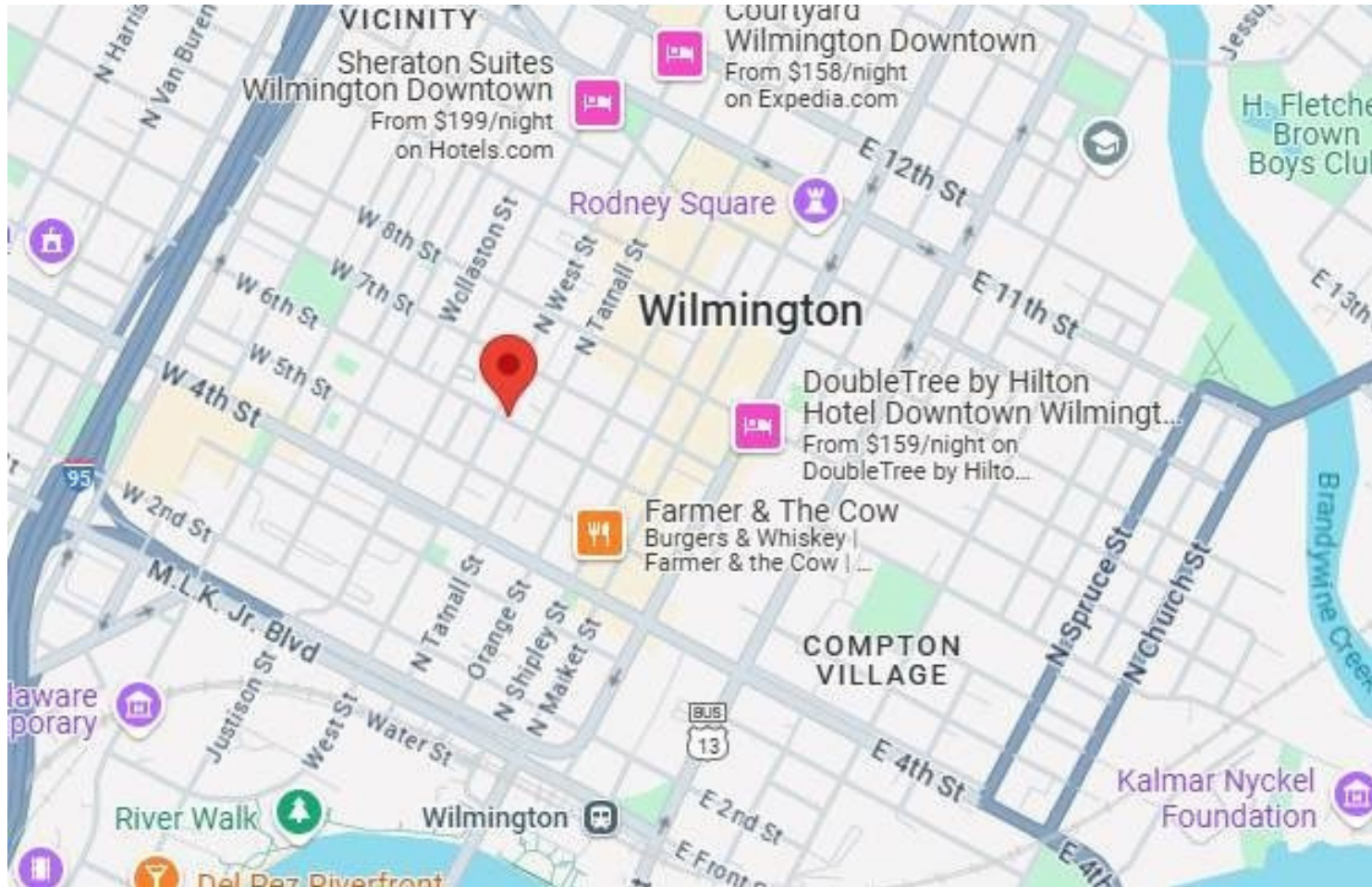
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Location Map



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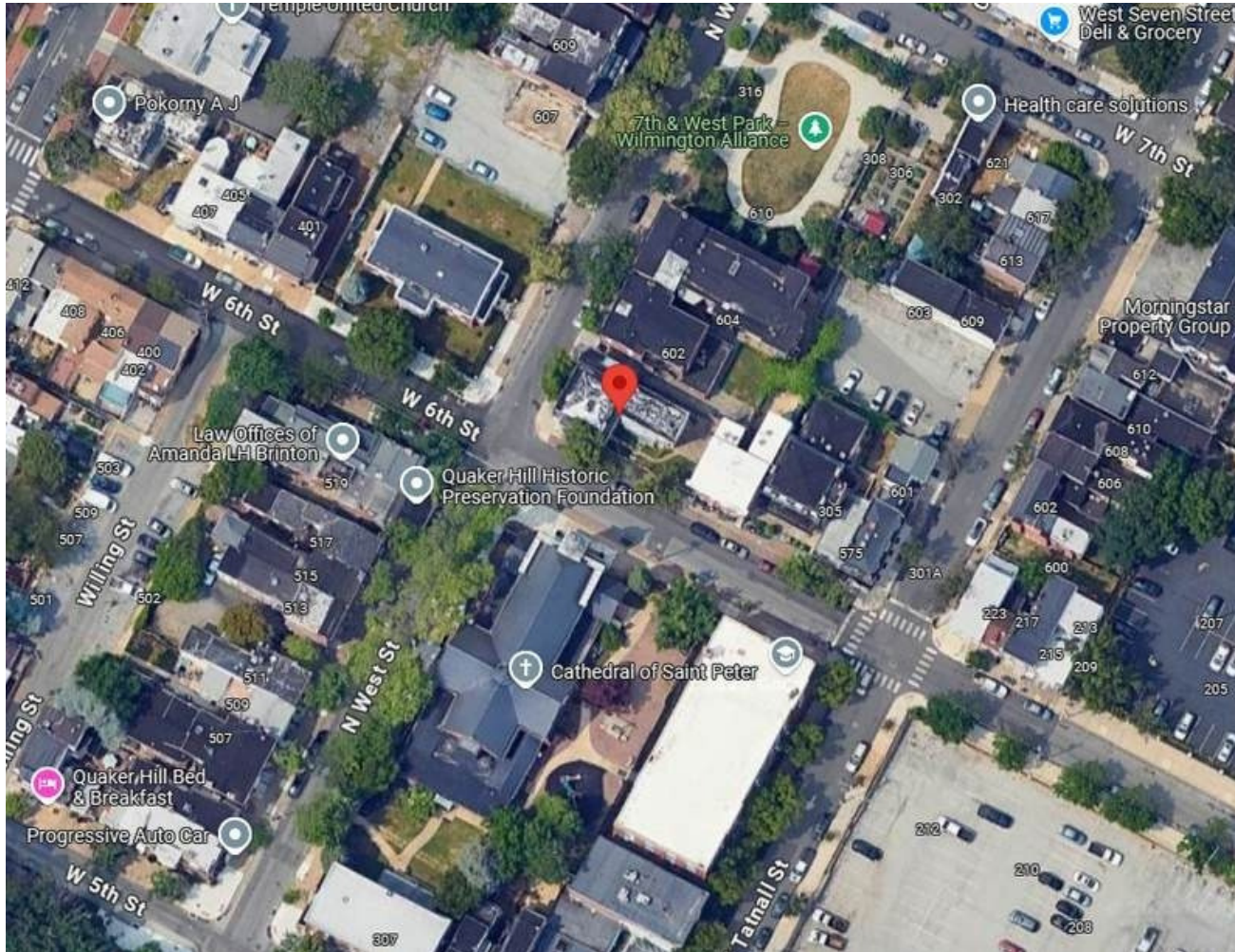
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Ariel Map



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