

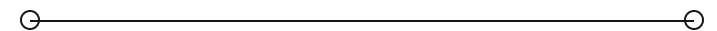


**SALE**

# 1813 Main Street Mix Use (Retail & 3 Bedroom single home)

**1813 MAIN STREET**

Northampton, PA 18067



**PRESENTED BY:**

**GREGG MARZANO**

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PA #RS297418

PROPERTY SUMMARY



OFFERING SUMMARY

|                  |             |
|------------------|-------------|
| SALE PRICE:      | \$495,000   |
| NUMBER OF UNITS: | 2           |
| LOT SIZE:        | 8,250 SF    |
| BUILDING SIZE:   | 4,917 SF    |
| NOI:             | \$28,591.00 |
| CAP RATE:        | 6.0%        |

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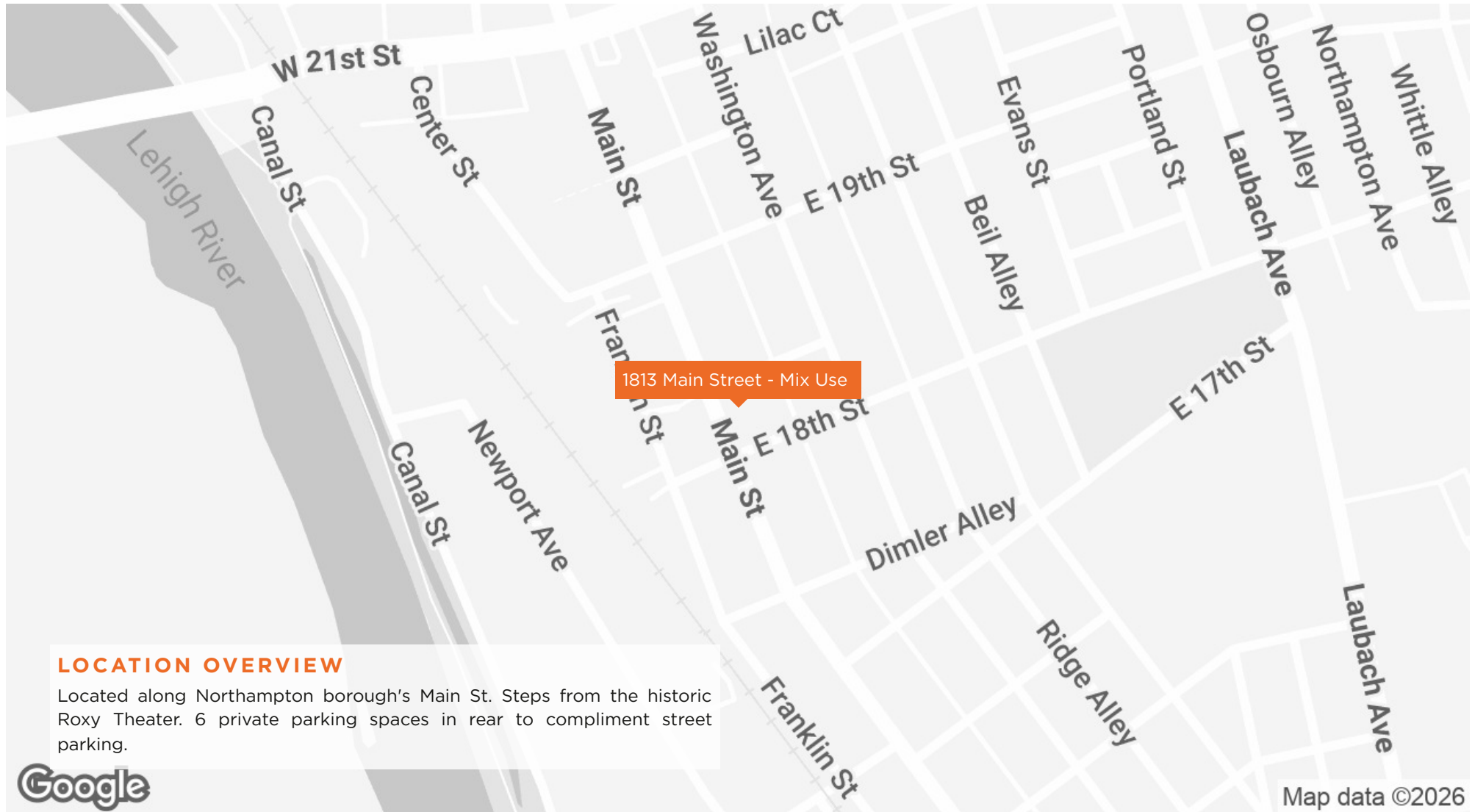
PROPERTY DESCRIPTION

This Main Street mix-use property offers a commanding presence in Northampton, delivering exceptional flexibility for an investor. The storefront features a new craft merchant with vendor marketplace concept. In addition to retail space there is plenty of storage and office space in the back office. 3 Bedroom single family home is located in the rear of the property and houses a long-term tenant. 24x24 first floor with kitchen and living room, 3 Bedrooms on the second floor with large bathroom. Second floor approximately 35x35. Full Attic and basement.

PROPERTY HIGHLIGHTS

- Mix use Retail & Single Family Home
- 2 units
- Built in 1940

## LOCATION MAP



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INCOME & EXPENSES

INCOME SUMMARY

1813 MAIN ST. NORTHAMPTON, PA 18067

|              |          |
|--------------|----------|
| VACANCY COST | \$0      |
| GROSS INCOME | \$36,000 |

EXPENSES SUMMARY

1813 MAIN ST. NORTHAMPTON, PA 18067

|                      |          |
|----------------------|----------|
| COUNTY TAXES         | \$607    |
| CITY TAXES           | \$984    |
| SCHOOL TAXES         | \$3,289  |
| INSURANCE            | \$1,500  |
| GARBAGE              | \$790    |
| WATER& SEWER         | \$240    |
| OPERATING EXPENSES   | \$7,409  |
| NET OPERATING INCOME | \$28,591 |

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RENT ROLL

| SUITE           | TENANT NAME   | SIZE SF  | % OF BUILDING | PRICE / SF / YEAR | MARKET RENT | MARKET RENT / SF | ANNUAL RENT | LEASE START | LEASE END |
|-----------------|---------------|----------|---------------|-------------------|-------------|------------------|-------------|-------------|-----------|
| Retail          | Atlas & Ellie | 1,500 SF | 30.51%        | \$1.07            | -           | -                | \$1,600.00  | 3/1/2026    | 2/1/2029  |
| 3 Bedroom House | Arnold        | 3,000 SF | 61.01%        | \$0.47            | -           | -                | \$1,400.00  | 9/1/2026    | 8/31/2027 |
| TOTALS          |               | 4,500 SF | 91.52%        | \$1.54            | \$0.00      | \$0.00           | \$3,000.00  |             |           |
| AVERAGES        |               | 2,250 SF | 45.76%        | \$0.77            |             |                  | \$1,500.00  |             |           |

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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

1813 MAIN ST. NORTHAMPTON, PA 18067

|                            |           |
|----------------------------|-----------|
| PRICE                      | \$495,000 |
| PRICE PER SF               | \$101     |
| PRICE PER UNIT             | \$247,500 |
| GRM                        | 13.75     |
| CAP RATE                   | 6%        |
| CASH-ON-CASH RETURN (YR 1) | 1.36%     |
| TOTAL RETURN (YR 1)        | \$5,956   |
| DEBT COVERAGE RATIO        | 1.08      |

OPERATING DATA

1813 MAIN ST. NORTHAMPTON, PA 18067

|                        |          |
|------------------------|----------|
| GROSS SCHEDULED INCOME | \$36,000 |
| TOTAL SCHEDULED INCOME | \$36,000 |
| GROSS INCOME           | \$36,000 |
| OPERATING EXPENSES     | \$7,409  |
| NET OPERATING INCOME   | \$28,591 |
| PRE-TAX CASH FLOW      | \$2,044  |

FINANCING DATA

1813 MAIN ST. NORTHAMPTON, PA 18067

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FINANCIAL SUMMARY

|                            |           |
|----------------------------|-----------|
| DOWN PAYMENT               | \$150,000 |
| LOAN AMOUNT                | \$350,000 |
| DEBT SERVICE               | \$26,547  |
| DEBT SERVICE MONTHLY       | \$2,212   |
| PRINCIPAL REDUCTION (YR 1) | \$3,912   |

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