



22-UNIT DELCO PORTFOLIO

Delaware County, PA

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Investment Overview

VRA Realty is pleased to present this 22 Unit Portfolio in Delaware County. This diversified real estate portfolio is strategically situated in the highly sought-after Suburban Philadelphia market, offering a mix of income-generating properties:

- (1) 8 Unit Mixed-Use Property
- (2) Duplexes
- (10) Single-family properties

This portfolio delivers stability through diversification, capitalizing on the robust local economy and consistent rental demand. With a 7.1% cap rate and well-maintained properties, it represents a solid investment opportunity.

Executive Summary

Offering Summary

Sales Price:	\$2,200,000
Number of Units:	22
NOI:	\$156,156
Cap Rate:	7.1%

Property Highlights:

- (1) 8 Unit Mixed-Use Property (5 residential units, 2 storefronts, 1 warehouse), (2) Duplexes, (10) Single family properties
- Unique Investment Opportunity in the highly sought-after Suburban Philadelphia market

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Income & Expenses

Income Summary

Gross Potential Income	\$270,864
Vacancy 5%	(\$13,543)

Gross Effective Income**\$257,323****Expenses Summary**

RE Taxes	\$51,772.84
Insurance	\$12,538
Management 5%	\$12,866
Repairs & Maintenance 5%	\$12,866
Utilities 3%	\$8,125
Misc.	\$3,000

Operating Expenses**\$101,167.84****Net Operating Income****\$156,156****Brady Carroll**

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Financing Summary

Financing Data

Down Payment 30%	\$660,000
Loan Amount 70%	\$1,540,000
Interest Rate	7.5%
Amortization	30 Year
Debt Service	\$129,215
Debt Service Monthly	\$10,768
Principal Reduction (yr 1)	\$14,196

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Address	Town	Property Type	Description	Monthly Rent
18-22 S MacDade Boulevard	Glenolden	Mixed Use Property	5 res. apts., 2 storefronts and 1 warehouse storage space	\$6,375.00
1204 Jefferson Ave	Woodlyn	Residential Duplex	2 2-bed apartments	\$2,150.00
904 Saville Avenue	Crum Lynne	Twin Single	3 bed, 1 and 1/2 bath	\$1,225.00
758 Saville Avenue	Eddystone	Twin Single	3 bed, 1 bath	\$1,100.00
1128 E 8th Street	Eddystone	Row	3 bed, 1 bath	\$1,250.00
1226 E 10th Street	Eddystone	End Row	3 bed, 1 bath	\$1,250.00
1316 E 9th Street	Crum Lynne	Residential Duplex	2 2-bed apartments	\$2,025.00
910 E 15th Street	Chester	End Row	3 bed, 1 bath	\$1,117.00
400 W. 21st Street	Chester	End Row	3 bed, 1 bath	\$1,200.00
315 W. 21st Street	Chester	Row	3 bed, 1 bath	\$1,200.00
139 E. 23rd Street	Chester	Twin Single	4 bed, 2 bath	\$800.00
812 E 18th Street	Chester	Twin Single	3 bed, 1 and 1/2 bath	\$1,650.00
342 W 15th Street	Chester	Row	3 bed, 1 bath	\$1,230.00
Total				\$22,572

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12-Month History

Address	Town	Income	Tax	Insurance
18-22 S MacDade Boulevard	Glenolden	\$62,299.50	\$13,036.82	\$3,905.00
1204 Jefferson Ave	Woodlyn	\$23,814.00	\$8,776.87	\$789.56
904 Saville Avenue	Crum Lynne	\$14,700.00	\$3,714.13	\$789.56
758 Saville Avenue	Eddystone	\$13,225.00	\$3,679.24	\$509.00
1128 E 8th Street	Eddystone	\$15,000.00	\$3,825.21	\$789.56
1226 E 10th Street	Eddystone	\$15,626.00	\$3,523.80	\$509.00
1316 E 9th Street	Crum Lynne	\$19,633.00	\$3,707.31	\$789.56
910 E 15th Street	Chester	\$14,000.00	\$2,403.13	\$789.56
400 W. 21st Street	Chester	\$14,788.00	\$859.24	\$789.56
315 W. 21st Street	Chester	\$14,400.00	\$1,640.50	\$789.56
139 E. 23rd Street	Chester	\$9,600.00	\$1,854.23	\$789.56
812 E 18th Street	Chester	\$19,275.00	\$3,191.50	\$509.00
342 W 15th Street	Chester	\$14,404.91	\$1,560.86	\$789.56
Total		\$250,765.41	\$51,772.84	\$12,538

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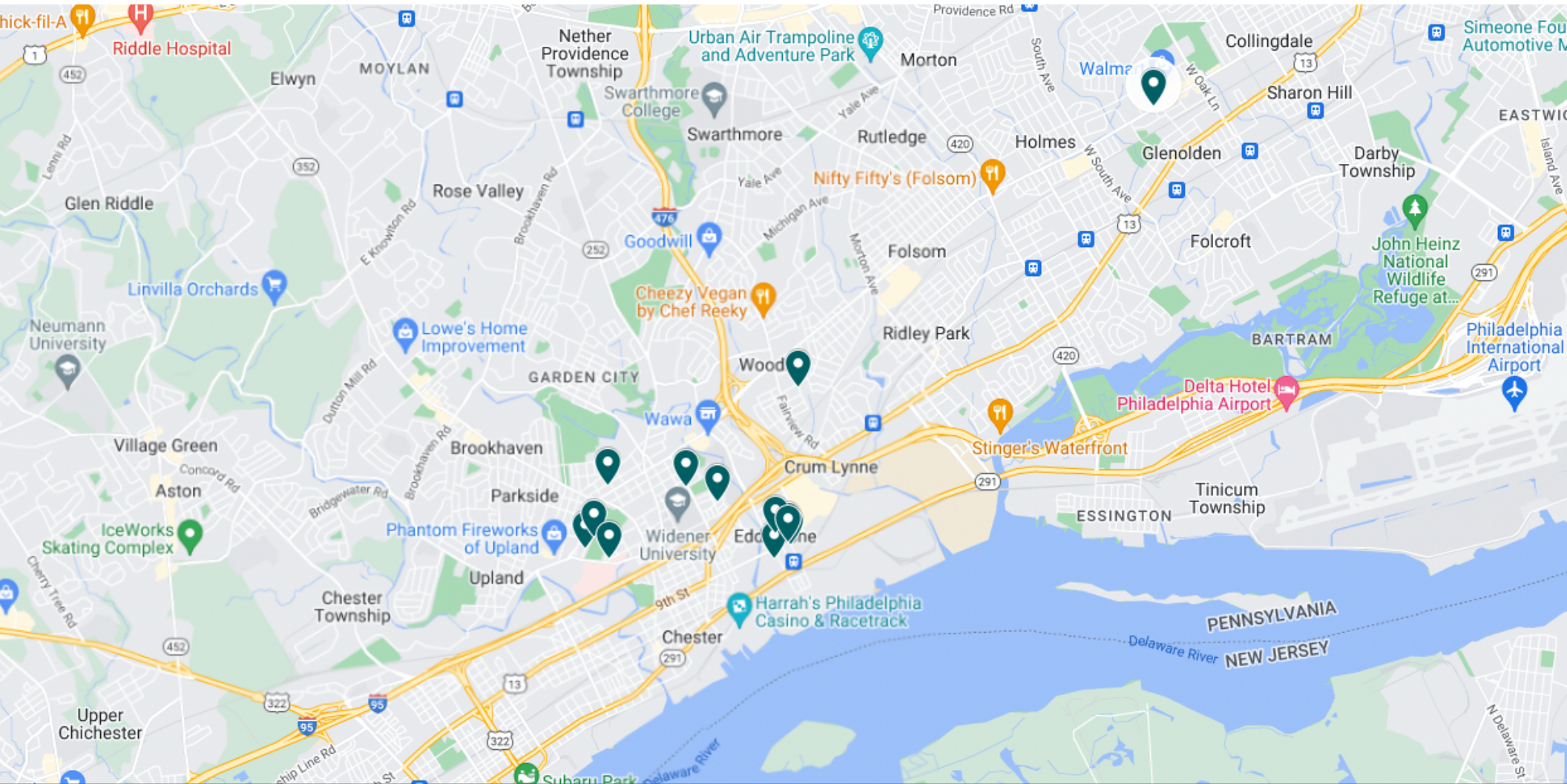
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