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Dover, Delaware 19901

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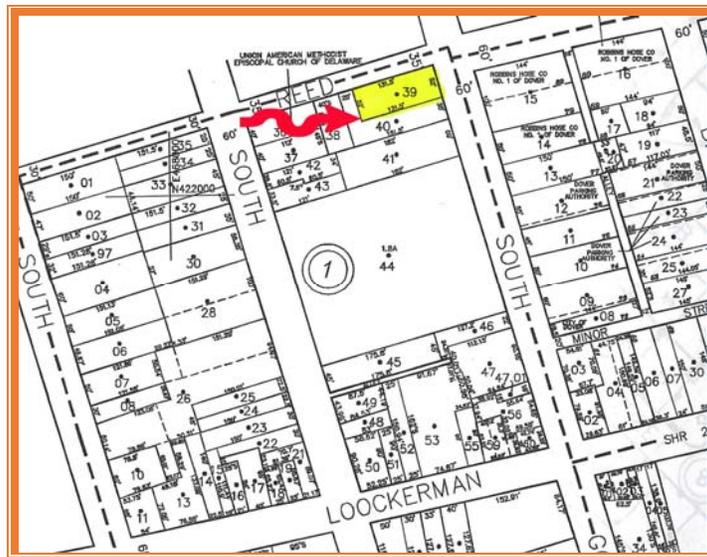
HETTINGER 102 APARTMENT PROPERTY
102 South Governors Avenue, Dover, Kent County, Delaware 19904
OFFICE FILE # 217286 * MLS # 7157666



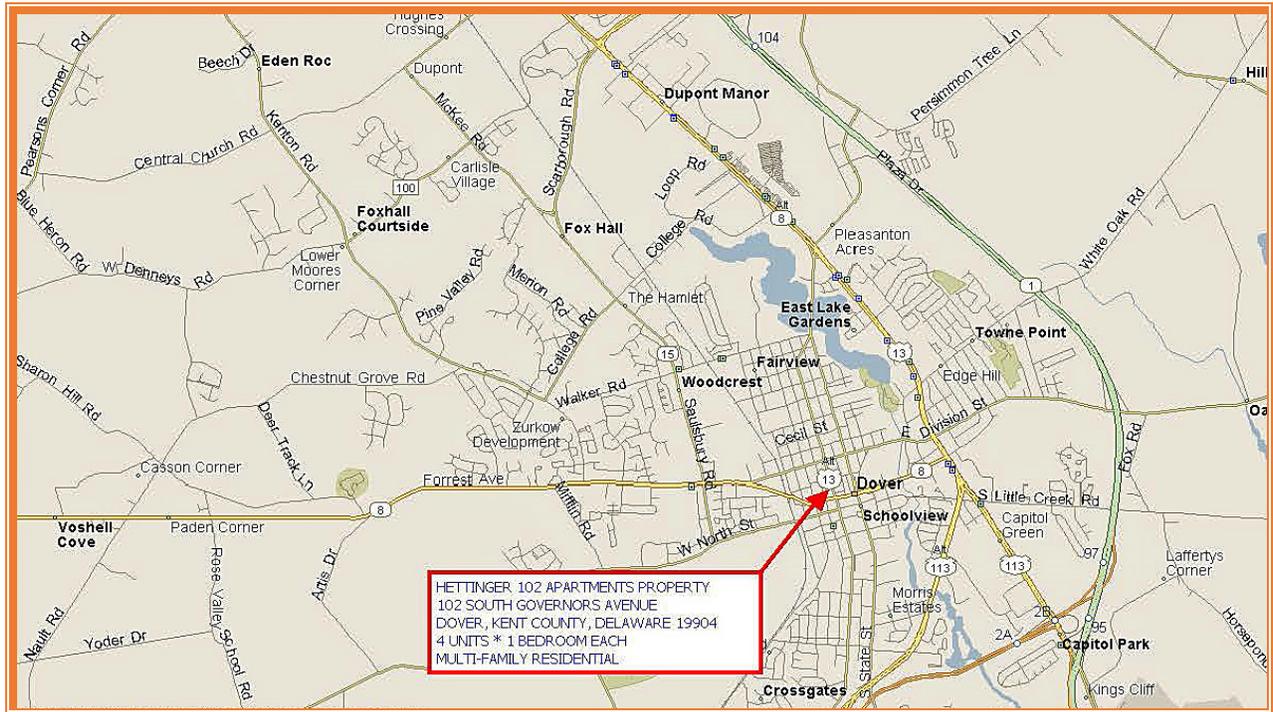
SALE PRICE \$ 285,000 * \$ 71,250 +/- PER UNIT

FOUR UNIT APARTMENT BUILDING * TWO STORIES * FULLY OCCUPIED

PROPERTY TOUR AVAILABLE WITH MIN 24-HOURS NOTICE



ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED. PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER.



Tax Map Identification ED05 - 077.09 - 01 - 39.00 - 00001

Deed Reference D5645 - 172

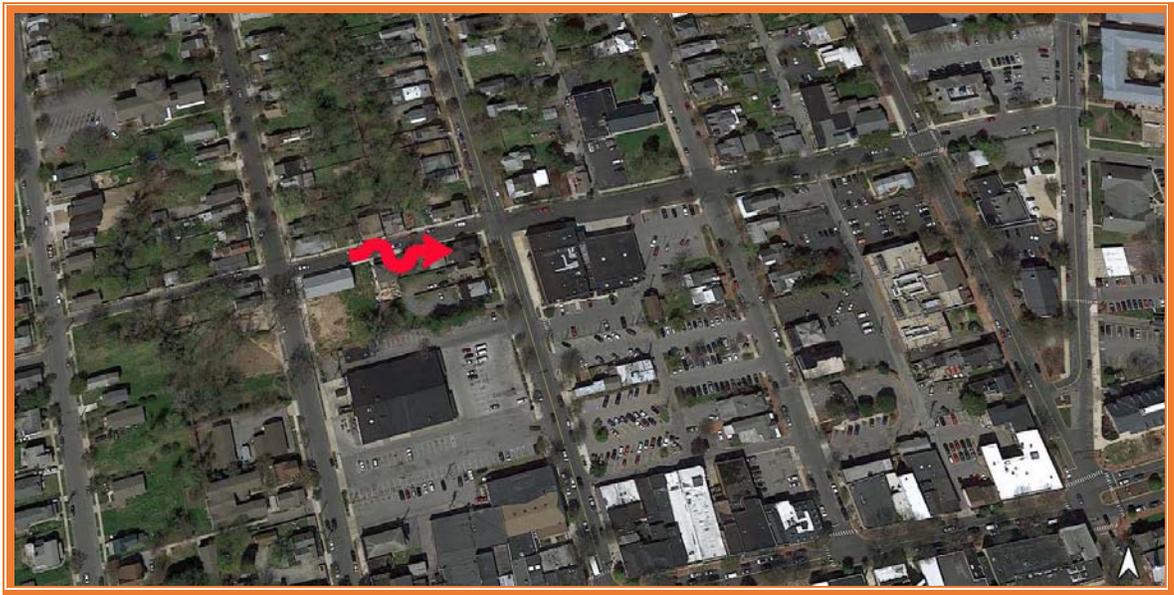
Zoning C-2, CENTRAL COMMERCIAL, CITY OF DOVER

Census Tract 414

Flood Hazard Map 10001C0167H; May 5, 2003, Zone X

Land Area		6,838	sq ft +/-	0.157	acre
Frontage	52.00	ft +/-			
Depth	131.50	ft +/-			
Bldg Area (sq ft) 1st Floor	1,254	sq ft +/-	apt bldg	# Units	2
Bldg Area (sq ft) 2nd Floor	1,100	sq ft +/-	apt bldg		2
Bldg Area (sq ft) Total		2,354	sq ft +/-	total	
Lot Coverage		18.34%			
Coverage Ratio		34.43%			
Parking Spaces		3			
City Tax Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft	
\$142,100	\$60	\$0.405	\$575.51	\$0.24	
County Tax Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft	
\$24,300	\$10	\$2.2464	\$545.88	\$0.23	
TOTAL PROPERTY TAX			\$1,121.38	\$0.48	

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RENT ROLL WITH EXPIRATION DATES

unit count	1	2	3	4
apt number	A	B	C	D
floor	1	1	2	2
address	102	102	102	102
street	S Governors	S Governors	S Governors	S Governors
rent	\$650	\$650	\$650	\$650
expiration	31-Jan-19	30-Nov-18	30-Jun-18	30-Sep-18
remng term	13	11	6	9
lease type	annual	annual	annual	annual
total rooms	3	3	3	3
bedrooms	1	1	1	1
bathrooms	1	1	1	1
sfla +/-	627	627	550	550
Asking Price	\$285,000			
total rent	\$2,600	\$31,200	\$13.25	per square foot
GRM	109.62			
GIM	9.13			
Price Per BR	\$71,250			
Price Per Rm	\$23,750			
Price Per SF	\$121.07			

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PRO FORMA

DATE OF ANALYSIS : 1-Apr-2018

PROPERTY TYPE : Multi-Family Apartment

NUMBER OF UNITS : 6
BDG AREA : 2,354 Sq Ft
LAND AREA : 6,838 Sq Ft
DENSITY : 38.22 Per Acre

INCOME

APT A	\$650	\$7,800
APT B	\$650	\$7,800
APT C	\$650	\$7,800
APT D	\$650	\$7,800

TOTAL RENTAL INCOME	\$2,600	\$31,200
VENDING INCOME	\$0	\$600
TOTAL POTENTIAL INCOME	\$2,650	\$31,800

EXPENSES

CITY PROPERTY TAXES

ASSESSMENT RATE	\$142,100 \$0.40500	
TAX AMOUNT		\$575.51

COUNTY PROPERTY TAXES

ASSESSMENT RATE	\$24,300 \$2.24640	
TAX AMOUNT		\$545.88

TOTAL PROPERTY TAXES \$1,121

UTILITIES		\$1,440
INSURANCE		\$1,392
MAINTENANCE		\$1,200
MANAGEMENT	8.00%	\$2,544
ACCT & LEGAL		\$1,000
RENTAL FEE		\$120

TOTAL EXPENSES \$8,817

NET OPERATING INCOME \$22,983

Asking Price	\$285,000
cap rate	8.06%
Expense Ratio	27.73%

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