



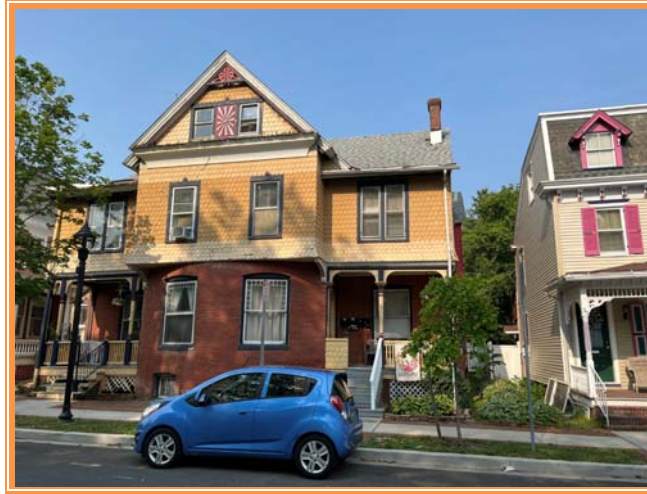
555 East Lookerman St.
Dover, Delaware 19901

McGinnis Commercial Real Estate

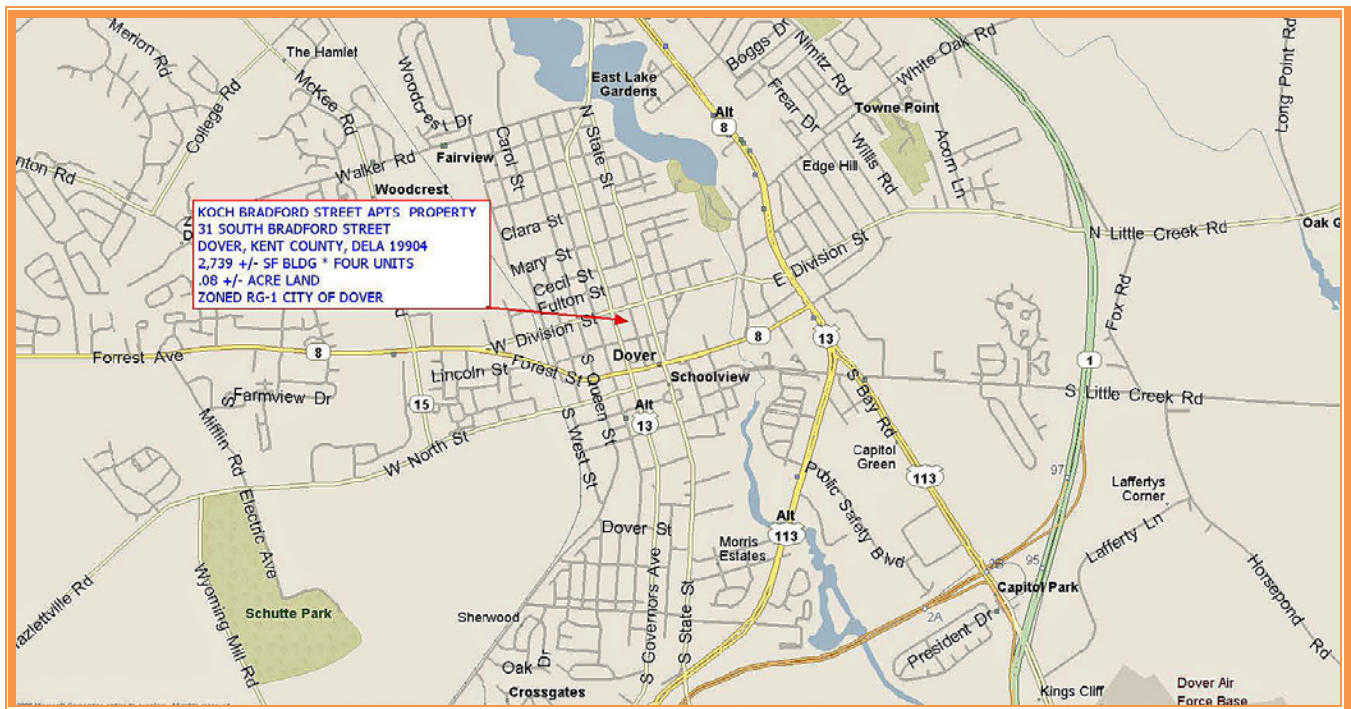
Phone: 302.736.2710 Fax: 302.736.2715

www.mcginnisrealty.com

KOCH BRADFORD ST APARTMENTS PROPERTY
31 SOUTH BRADFORD ST, DOVER, KENT COUNTY, DELA 19904
FILE #223377 * MLS # DEKT2021204

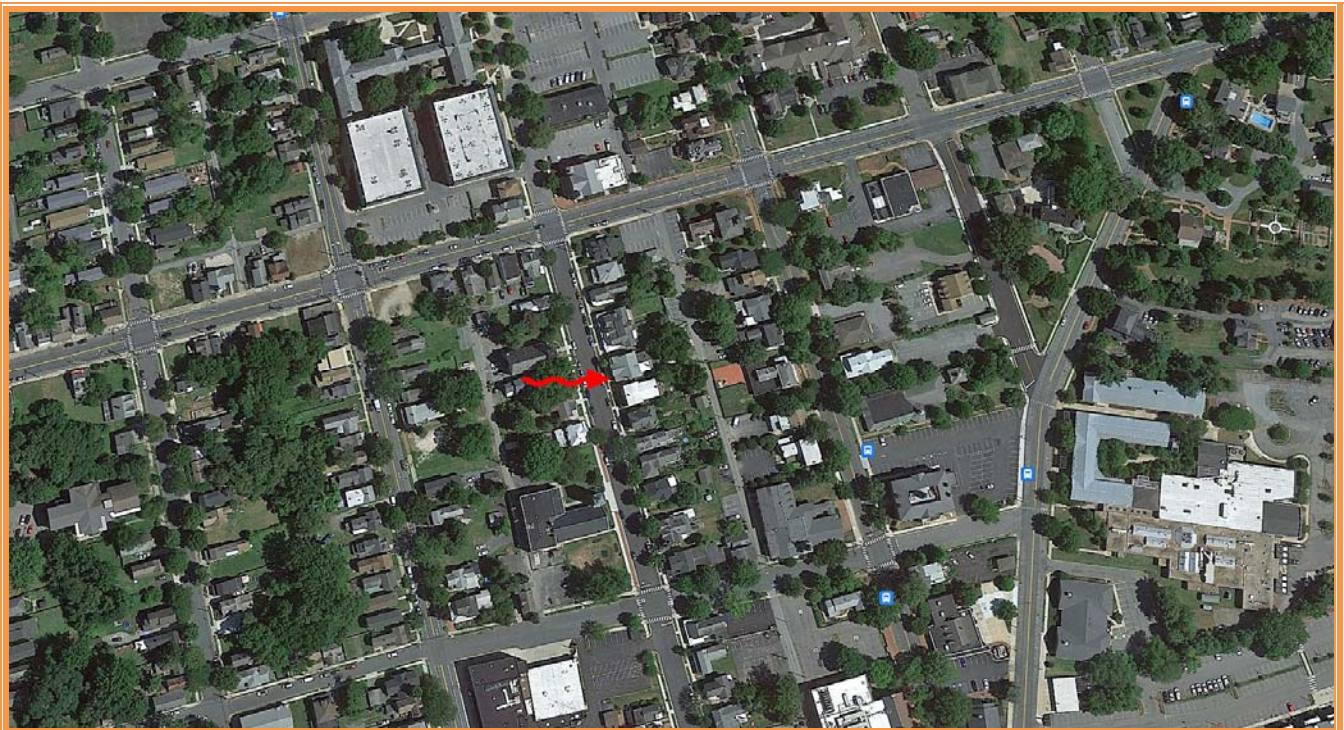


\$ 249,000 * \$ 62,250 +/- PER UNIT * \$ 91 +/- PSF BLDG AREA



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	31 SOUTH BRADFORD STREET	31 SOUTH BRADFORD STREET	31 SOUTH BRADFORD STREET	31 SOUTH BRADFORD STREET
UNIT COUNT	1	2	3	4
LOCATION	FIRST FLOOR	SECOND FLOOR NORTH	SECOND FLOOR SOUTH	SECOND FLOOR SOUTH
USE	RESIDENCE	RESIDENCE APT	RESIDENCE APT	RESIDENCE APT
SIZE (sf +/-)	612	898	833	396
ROOMS	1	4	3	3
BEDROOMS	1	1	1	1
BATHROOMS	1	1	1	1
METERS (SEPARATE)	ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC
METERS (LANDLORD)	SEWER/WATER	SEWER/WATER	SEWER/WATER	SEWER/WATER
HALLWAY	ELECTRIC METER			
HEAT	HEAT PUMP SPLIT	HEAT PUMP SPLIT	HEAT PUMP SPLIT	HEAT PUMP SPLIT
AIR CONDITIONING	HEAT PUMP SPLIT	HEAT PUMP SPLIT	HEAT PUMP SPLIT	HEAT PUMP SPLIT



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Tax Map Identification ED05 - 07705 - 04 - 0700 - 00001

Deed Reference V - 38 - 40

Zoning RG-1, GENERAL RESIDENCE, CITY OF DOVER

Census Tract 413

Flood Hazard Map 10001C0167H; ZONE X, MAY 5, 2003

Land Area	3,681	sq ft +/-	0.085	acre
Frontage	22.75	ft +/-		
Depth	150.00	ft +/-		

Bldg Area (sq ft)	2,739	sq ft +/-
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Coverage Ratio	74.40%
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Density	47
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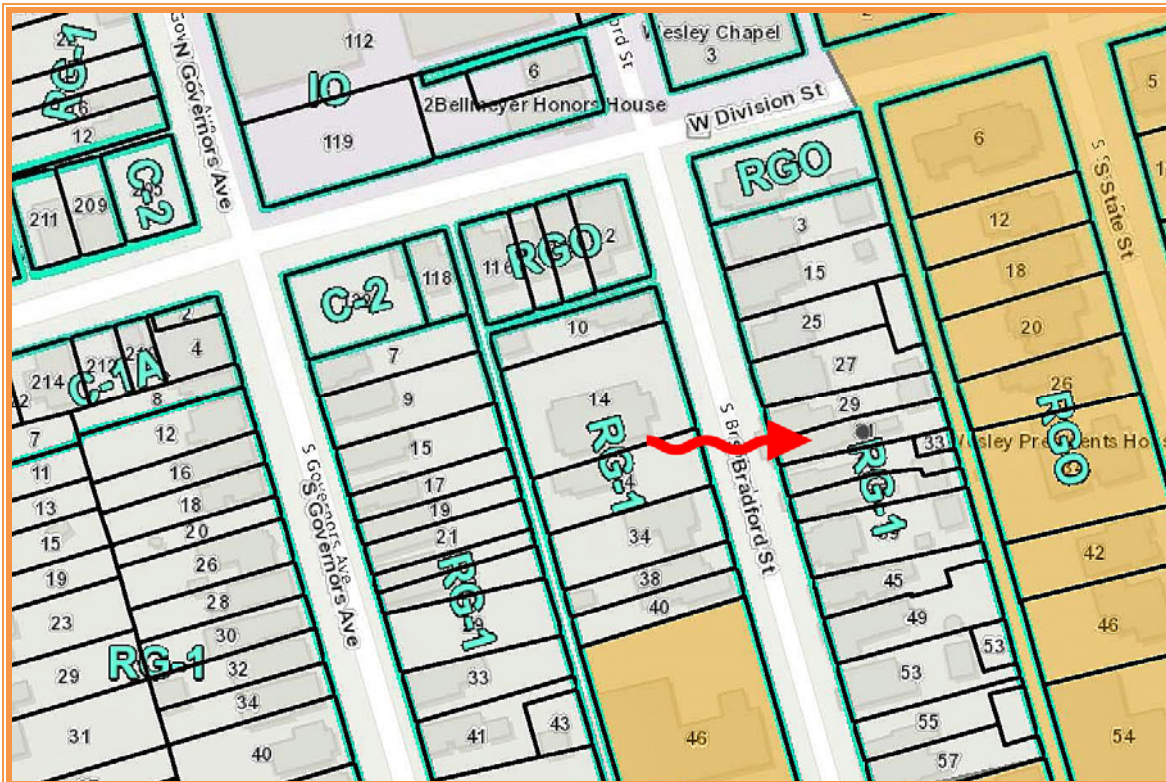
Parking Spaces	2
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Parking Ratio	0.50	per unit
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City Tax Assessment	Per Unit	Rate	Tax	Per Unit
\$165,100	\$41,275	\$0.415	\$685.17	\$171

County Tax Assessment	Per Unit	Rate	Tax	Per Unit
\$40,700	\$10,175	\$2.8460	\$1,158.32	\$290

TOTAL PROPERTY TAX			\$1,843	\$0.67
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unit count	1	2	3	4
apt number	1	2	1	2
floor	1	2-Jan	2	3
address	31 #1	31 #2	31 #3	31 #4
street	31 South Bradford Street	31 South Bradford Street	31 South Bradford Street	31 South Bradford Street
rent	\$750	\$750	\$475	\$500
expiration	30-Jun-23	31-May-23	31-May-23	30-Apr-23
remng term	2	2	2	2
lease type	annual	annual	annual	annual
total rooms	1	4	3	3
bedrooms	1	1	1	1
bathrooms	1	1	1	1
sfla +/-	612	898	833	396
Asking Price	\$249,000			
total rent	\$2,475	\$29,700	\$10.84	per sf ft
GRM	100.61			
GIM	8.38			
Price Per BR	\$62,250			
Price Per Rm	\$22,636			
Price Per SF	\$90.91			

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DATE OF ANALYSIS : 1-Jul-2023

PROPERTY TYPE : Multi-Family Apartment

NUMBER OF UNITS : 4

BDG AREA : 2,739 Sq Ft

LAND AREA : 3,681 Sq Ft

DENSITY : 47.33 Per Acre

INCOME

APT 1	\$750	\$9,000
APT 2	\$750	\$9,000
APT 3	\$475	\$5,700
APT 4	\$500	\$6,000

TOTAL RENTAL INCOME	\$2,475	\$29,700
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VENDING INCOME	\$0	\$0
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TOTAL POTENTIAL INCOME	\$2,475	\$29,700
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EXPENSES

CITY PROPERTY TAXES

ASSESSMENT	\$165,100
RATE	\$0.41500

TAX AMOUNT	\$685.17
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COUNTY PROPERTY TAXES

ASSESSMENT	\$40,700
RATE	\$2.84600

TAX AMOUNT	\$1,158.32
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TOTAL PROPERTY TAXES	\$1,900
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UTILITIES	\$2,200
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INSURANCE	\$3,150
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MAINTENANCE	\$4,574
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MANAGEMENT	10.00%	\$2,970
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ACCT & LEGAL	\$1,250
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RENTAL FEE	\$250
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TOTAL EXPENSES	\$16,294
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NET OPERATING INCOME	\$13,406
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Asking Price	\$249,000
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cap rate	5.38%
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Expense Ratio	54.86%
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