



**555 East Loockerman St.
Dover, Delaware 19901**

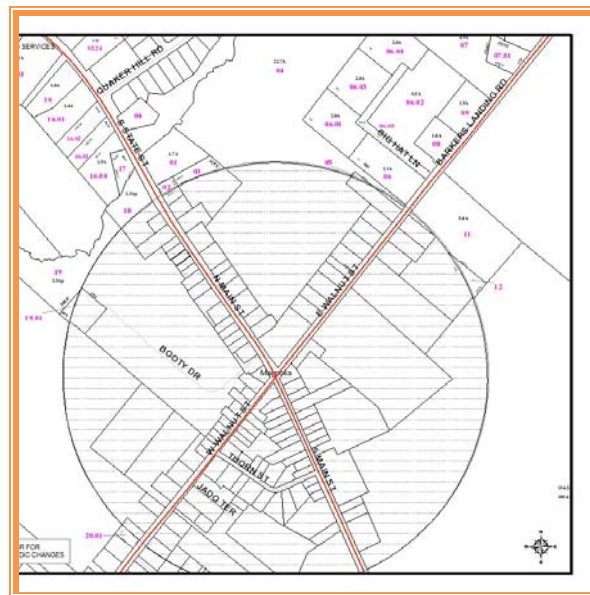
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www.mcginnisrealty.com

KOCH BRADFORD ST APARTMENTS PROPERTY
31 SOUTH BRADFORD ST, DOVER, KENT COUNTY, DELA 19904
FILE #223382 * MLS # DEKT2023710



\$ 233,000 * \$ 116,500 +/- PER UNIT * \$ 160 +/- PSF BLDG AREA



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Tax Map Identification SM - 15 - 11305 - 01 - 1700 - 00001

Deed Reference P - 54 - 350

Zoning R, RESIDENTIAL, TOWN OF MAGNOLIA

Census Tract 422

Flood Hazard Map 10001C0253J; ZONE X, JULY 7, 2014

Land Area		6,400	sq ft +/-	0.147	acre +/-
Frontage	50.00	lf +/-			
Depth	128.00	lf +/-			
Bldg Area (sq ft)		1,456	sq ft +/-		
Coverage Ratio		22.75%			
Parking Spaces		4			
Parking Ratio		2.75	per	1000	sq ft +/-
City Tax Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft	
\$22,900	\$15.73	\$0.400	\$91.60	\$0.06	Bldg
County Tax Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft	
\$22,900	\$15.73	\$2.5271	\$578.71	\$0.40	Bldg
TOTAL PROPERTY TAX			\$670.31	\$0.46	Bldg



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Building Area			1,456	sq ft +/-
Total Building	\$1,900	\$22,800	1,456	
Potential Gross Income	\$1,900	\$22,800		
Vacancy & Credit Loss	3.00%	\$684		
Other Income	\$0.00	\$0		
Gross Operating Income			\$22,116	
Operating Expenses				
<u>Fixed</u>				
TOTAL PROPERTY TAXES	\$0.48	\$700		
PROPERTY INSURANCE	\$0.62	\$900		
Total Fixed			\$1,600	
<u>Variable</u>				
REPAIRS/MAINTENANCE	\$0.55	\$800		
TOTAL UTILITIES	\$0.69	\$1,000		
PROPERTY MANAGEMENT	\$0.46	\$663		
GENERAL ADMIN	\$0.00	\$0		
ACCT/LEGAL	\$0.00	\$0		
LICENSES/PERMITS	\$0.00	\$0		
RESERVES	\$0.55	\$800		
OTHER	\$0.00	\$0		
OTHER	\$0.00	\$0		
Total Variable			\$3,263	
Total Operating Expenses	21.99%		\$4,863	
NET OPERATING INCOME	78.01%		\$17,253	

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