



555 East Loockerman St.
Dover, Delaware 19901

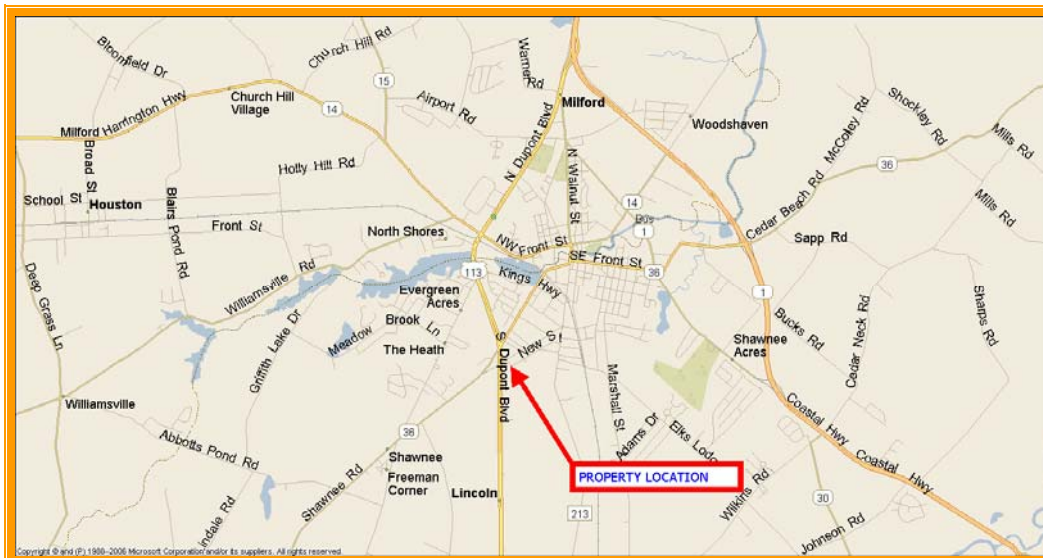
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www.mcginisrealty.com

VICTORIAN APARTMENTS MILFORD DUPLEXES PROPERTY
701 SOUTH DUPONT HWY, MILFORD, SUSSEX COUNTY, DELAWARE 19963
OFFICE FILE # 28020 * MLS # 5971636



SALE PRICE \$ 224,900 * \$56,225 +/- PER UNIT



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 PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER.**
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Tax Map Identification 1 - 30 - 3.11 - 59.00 701 S DuPont
 1 - 30 - 3.11 - 59.01 903 Seabury

Deed Reference D3218 - 315

Zoning R1, City of Milford

Land Area		11,631	sq ft +/-	0.267	acre	701 S DuPont
Frontage	185.00	ft +/-				
Depth	235.00	ft +/-				
Land Area		13,591	sq ft +/-	0.312	acre	903 Seabury
Frontage	82.00	ft +/-				
Depth	160.00	ft +/-				
Land Area		25,221	sq ft +/-	0.579	acre	Total
Frontage	267.00	ft +/-				
Depth	160.00	ft +/-				
Bldg Area (sq ft)	1,918	sq ft +/-				701 S DuPont
Bldg Area (sq ft)	1,437	sq ft +/-				903 Seabury
Bldg Area (sq ft)		3,355	sq ft +/-			total

Coverage Ratio 13.30%

Parking Spaces 4

Parking Ratio 1.04 per 500 sf

City Tax Assessment	Per Unit	Rate	Tax	Per Unit	
\$111,000	\$55,500.00	\$0.460	\$510.60	\$255.30	701 S DuPont
\$95,900	\$47,950.00	\$0.460	\$441.14	\$220.57	903 Seabury
\$206,900	\$51,725.00		\$951.74	\$237.94	Total City Tax

County Tax Assessment	Per Unit	Rate	Tax	Per Unit	
\$10,950	\$5,475.00	\$4.1920	\$459.02	\$229.51	701 S DuPont
\$9,200	\$4,600.00	\$4.1920	\$385.66	\$192.83	903 Seabury
\$20,150	\$5,037.50		\$844.69	\$211.17	Total County Tax

TOTAL PROPERTY TAX \$1,796.43 \$449.11



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701 SOUTH DuPONT HWY
FRONT WEST VIEW



903 SEABURY AVENUE
FRONT NORTH VIEW



GRADE LEVEL VIEW OF INTERSECTION
OF SOUTH DuPONT HWY AND
SEABURY AVENUE LOOKING NORTH

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**VICTORIAN APARTMENTS LLC
MILFORD DUPLEXES
01-Sep-13**

unit count	1	2	3	4	
apt number	1	2	3	4	
floor	1	2	1	2	
address	903 - a	903 - b	701 - a	701 - b	
street	Seabury	Seabury	S DuPont Hwy	S DuPont Hwy	
rent	\$730	\$705	\$750	\$530	\$2,715
expiration	31-Oct-13	1-Sep-13	1-Sep-13	31-Jan-14	
remng term	2	0	0	5	
lease type	mo-to-mo	vacant	vacant	annual	
total rooms	4	4	4	4	16
bedrooms	2	2	2	2	8
bathrooms	1	1	1	1	
sfla	756	681	958	960	3,355
sale price	\$224,900				
 total rent	 \$2,715	 \$32,580			
GRM	82.84				
GIM	6.90				
Price Per Unit	\$56,225				
Price Per BR	\$28,113				
Price Per Rm	\$14,056				
Price Per SF	\$67.03				

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VICTORIAN APTS MILFORD
 Seabury & South DuPont
 Milford, Sussex County, Dela 19963

PROPERTY TYPE : Multi - Family Residential

NUMBER OF UNITS : 4

LAND AREA : 25,221 Sq Ft

DENSITY : 6.91 Per Acre

INCOME

APT 1	\$730	\$8,760
APT 2	\$705	\$8,460
APT 3	\$750	\$9,000
APT 4	\$530	\$6,360

TOTAL RENTAL INCOME	\$2,715	\$32,580
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WATER SURCHARGE INCOME	\$0	\$0
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TOTAL RENTAL INCOME	\$2,715	\$32,580
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EXPENSES

CITY PROPERTY TAXES

ASSESSMENT	\$206,900
RATE	\$0.46000

TAX AMOUNT	\$951.74
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COUNTY PROPERTY TAXES

ASSESSMENT	\$20,150
RATE	\$4.19200

TAX AMOUNT	\$844.69
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TOTAL PROPERTY TAXES	\$1,796
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UTILITIES	\$1,691
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INSURANCE	\$1,240
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MAINTENANCE	\$3,152
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ACCT & LEGAL	\$500
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RENTAL FEE	\$300
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TOTAL EXPENSES	<u>\$8,680</u>
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NET OPERATING INCOME	<u><u>\$23,900</u></u>
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sale price	\$224,900
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cap rate	10.63%
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