

# Investment Property for Sale | Princess Anne, MD

## For Sale | \$225,000



### Offering Highlights

- Income Producing 2 Offices and 4 apartments
- Historic Central Business District
- Across from courthouse - county seat

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## Investment Property for Sale

30505 Prince William St. • Princess Anne, MD 21853



### Investment Overview

Sale Price:	\$225,000
Cap Rate:	13.06%
NOI:	\$29,376
Lot Size:	0.08 Acres
Building Size:	4,660 SF
Building Class:	B
Year Built:	1900
Zoning:	Commercial
Market:	Princess Anne
Sub Market:	Eastern Shore of MD

### Property Overview

Property	Income producing - 2 office units and 4 studio apartments. Total yearly income \$40,524. Units are individually metered. Recently painted and new replacement windows. Owner currently uses one of the commercial spaces for his personal use but it could be rented for add'l income.
Location	Located in Princess Anne, Maryland near the Hayman House Bed & Breakfast and the Teackle Mansion. The court house is across the street.

Presented by

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## Income Summary

Prince William Street

Public Defender's Office	\$16,224
Apartment 1	\$4,500
Apartment 2	\$5,400
Apartment 3	\$4,800
Apartment 4	\$6,000
Small 1st Floor Office	\$3,600
<b>GROSS INCOME</b>	<b>\$40,524</b>

## Expenses Summary

Property Taxes	\$5,827
Insurance	\$1,799
Janitorial	\$1,120
Maintenance	\$800
Trash Pick Up	\$500
Water & Sewer	\$1,000
Front Foot Assessment	\$102
<b>GROSS EXPENSES</b>	<b>\$11,148</b>
<b>Net Operating Income</b>	<b>\$29,376</b>

&gt;&gt;&gt;&gt;&gt;&gt; Enter Notes or Comments

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## Investment Overview

Prince William Street

Price	\$225,000
Price per SF	\$48.28
CAP Rate	13.06%
Cash-on-Cash Return (yr 1)	13.06 %
Total Return (yr 1)	\$29,376
Debt Coverage Ratio	-

## Operating Data

Gross Scheduled Income	\$36,924
Other Income	-
Total Scheduled Income	\$36,924
Vacancy Cost	-\$3,600
Gross Income	\$40,524
Operating Expenses	\$11,148
Net Operating Income	\$29,376
Pre-Tax Cash Flow	\$29,376

## Financing Data

Down Payment	\$225,000
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

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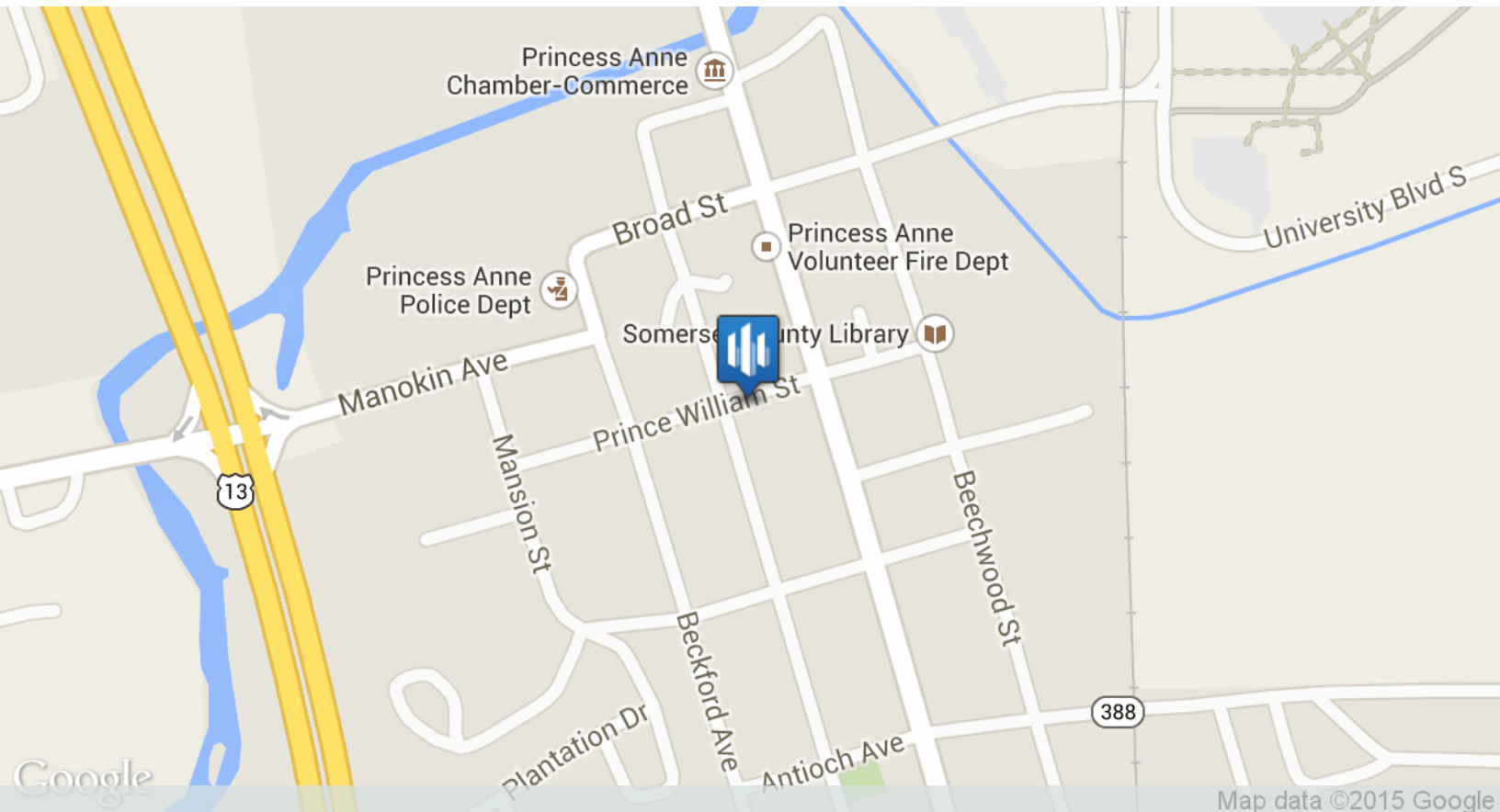
# Aerial Photograph - Historic Downtown Central Business District, Princess Anne, MD



# Investment Property for Sale



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