

4607 Locust Lane (Harrisburg, PA)

<u>Tenant</u>	<u>SQ. FT</u>	<u>Base Rent</u>	<u>Annual Income</u>
Chiroplus	930 \$	15.48 \$	14,400.00
Weaver Counseling	689 \$	6.97 \$	4,800.00
Barber	468 \$	12.82 \$	6,000.00
Apartment	683 \$	10.10 \$	6,900.00
Vacant Space (Formerly Clearview Construction)	1,770 \$	8.14 \$	14,400.00
Totals	4,540 \$	10.70 \$	46,500.00

<u>Expenses</u>	<u>Amount</u>	<u>Notes</u>
Taxes	\$ 6,500.00	Real estate and school Landlord pays all
Electric	\$ 6,000.00	electric
Waste Removal	\$ 1,200.00	High because of construction company filling dumpster often
Water	\$ 468.00	
Sewer	\$ 240.00	
Fuel Oil	\$ 2,040.00	Approximately \$500 to fill quarterly
Total	\$ 16,448.00	

Key Features

Appraisal done in economic downturn (June 2009) for \$400,000
 4,540 SF on a 0.459 acre site
 Great user/investor opportunity with only one 1,770 SF suite available
 Commercial Neighborhood-flexible zoning allowing for office, retail and apartments
 Located in Lower Paxton Township directly across from Central Dauphin Middle School