

INTRODUCTION

The Versailles loft apartments sets the paradigm for apartment living in Allentown. Purchased in 2008 by an architectural firm based in New Jersey, this building was Originally the Mayflower Moving Company warehouse. It was converted to residential and redesigned and configured into 16 residential New York City So Ho style loft apartments and one ground floor commercial space.

Beautifully crowned by a 3400sf Penthouse.

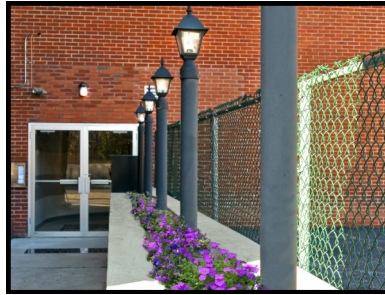
The building was recognized by Allentown's Mayor Ed Pawlowski as the "premiere luxury apartment dwelling in the downtown area." "It nicely matches the Billion dollar resurgence project in Center City Allentown."

A new 10,000 seat PPL Center Hockey Arena hosting the "Phantoms," the Philadelphia Flyers farm club and entertainment center is a magnate for the area.

New office buildings, such as The Lehigh Valley Health Network, BB&T and Lehigh Gas among the businesses making the Downtown their new headquarters and bringing over 1200 new jobs to the area. The Versailles At Eighth has been featured in a number of Morning Call articles and a special 12 page feature in *Lehigh Valley Style* magazine.

Apartment Amenities:

Apartments come in 3 models.

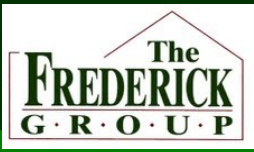


The smallest at 1000sf, next up is 1200sf and the largest at 1500sf.

Each apartment has loads of closet space, high ceilings, Bosch washer/dryer in each unit, garbage disposals, Stainless appliance, dishwasher, refrigerator and electric stove and convection oven.

Each unit has separated electric meters. Verizon Fios is wired in the building for high speed internet, phone and cable TV. Versailles offers three separate 6'x7' storage bins in each utility room on every floor. The building has 24hr 7 days a week security cameras mounted around the exterior. The building boast a 9 spaces indoor parking garage. There is also an outdoor parking lot dedicated to the building with 15 lined spaces. ■





EXECUTIVE SUMMERY

Investment Highlights

- \$75,000 in Capital Improvements within the past 2 years.
- 94% occupancy. All apartments have year or multi year leases with security deposits.
- New top of the line Stainless appliances upgraded in all the kitchens including disposals.
- Tenants pay all utilities (except cold water & sewer)
- 1 Block from the New PPL Center & Hockey Arena.
- All Brick building. Up to Allentown Code.
- Dedicated parking out door lot and garage.
- Verizon Fios wired with-in the building.
- 4 Storage bins on each floor offered for a \$25 fee.
- Washer / Dryer in each unit
- Extremely Desirable over sized spacious apartments.
- Versailles boast 2 Elevators...Passenger & Freight.



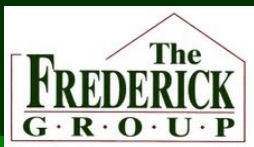
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Pricing

Offering **\$2,600,000.00**

Number of units 16 Residential / 1 Commercial

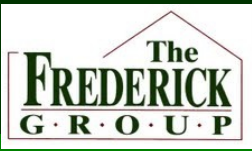
Price per Unit \$185,973



RENT ROLL (Residential)		
UNIT NO. APT	UNIT SIZE	RENT Monthly
FLOOR: 2		
1. Apt. 2A	900 sf (irregular)	\$850
2. Apt. 2B	Vacant 1200 sf	\$1250
3. Apt. 2C	1200 sf	\$1250
4. Apt. 2D	1000 sf	\$1050
5. Apt 2E	1500 sf	\$1550
FLOOR: 3		
6. Apt 3A	1500 sf	\$1550
7. Apt 3B	1200 sf	\$1250
8. Apt 3C	1200 sf	\$1250
9. Apt 3D	1000 sf	\$1050
10. Apt 3E	1500sf	\$1550
FLOOR 4		
11. Apt 4A	1500 sf	\$1600
12. Apt 4B	1200 sf	\$1250
13. Apt 4C	1200 sf	\$1250
14. Apt 4D	1000 sf	\$1050
15. Apt 4E	1500 sf	\$1550
FLOOR 5		
16. Apt. Penthouse	3400 sf	\$2500
Total for 16 Units		\$21,750 (Monthly)

RENT ROLL (Commercial)		
FLOOR: 1		
1. Space	2200 sf	\$1000
Total for 17 Units (Monthly)		\$22,750 (Monthly)

Total indoor parking 9 spaces (Monthly \$675)		\$23,425 (Monthly)
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PROPERTY DETAILS

Property Address	128-132 N 8th Street Allentown PA 18101
County	Lehigh
Municipality / Township	Allentown City
School District	Allentown School District
Zoning	B-2 Central Business
Use Description	Low Rise Residential 11-30 / Commercial
Tax ID	640700098771
Lot Size	49.75 X 128 Irreg.
Building Square Feet	48160
No. of Stories	5
No of Units	16 Residential / 1 Commercial
Parking	9 Indoor / 12 Out Door Lot
<u>Construction</u>	
Foundation	Concrete
Exterior	Brick
Roof	Flat
Parking Surface	Concrete / Asphalt
<u>Utilities</u>	
Cold Water	Paid by Owner\
Hot Water	Paid by Owner
Electric Common	Paid by Owner
<u>Mechanical</u>	
HVAC	Individual Air Handlers, Heat and Air Conditioning
Fire Protection	Sprinkler / Dry System



FINANCIAL ANALYSIS

INCOME

Rental Income

Annual Rental Income	\$273,000	Market Rent
Vacancy	\$10,920	4% Estimate
Indoor Parking	\$8,100	\$75 a space monthly
Storage Bins	\$2,100	\$25 a bin monthly

Total Income: **\$272,280**

OPERATING EXPENSE

Fixed Expense

Real Estate Taxes	\$36,560.33	2015 Actual (See Footnote)
Electric	\$11,861.70	2015 Actual
Water & sewer	\$1,592.48	2015 Actual
Insurance	\$8,804.00	2015 Actual
Fees & Permits	\$2,026.50	2015 Actual

Total Fixed Expenses **\$60,845.01**

Variable Expenses

Repairs & Maintenance	\$4000.00	\$250 per Unit Estimate
Landscaping & Snow Removal	\$2,301.68	
Janitorial	\$6,709.19	
Professional Fees/Admin/Legal/Acc/Misc.	\$2,026.50	

Total Variable Expenses **\$15,037.37**

TOTAL OPERATING EXPENSES **\$75,882.38**

NET OPERATING INCOME **\$196,397.62**

1. 2016 REAL ESTATE TAXES INCLUDE

County: \$5,175.92
School: \$25,779.32
City: \$5,605.09

UNIT / INTERIOR PHOTOGRAPHS



Living Rooms in the A & E Models



UNIT / INTERIOR PHOTOGRAPHS



Bed Rooms in the A & E Models



UNIT / INTERIOR PHOTOGRAPHS



Bath Rooms in the A & E Models



INTERIOR PHOTOGRAPHS



Common Areas, Hallways, Lobby

