



Greentree Business Center

INDUSTRIAL MULTI-TENANT INVESTMENT

210 Hostetter Road, Manheim, PA 17545

FOR MORE
INFORMATION
PLEASE
CONTACT

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Broker of Record
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Greentree Business Center is a multi tenant business park located in Manheim Borough, Lancaster County, Pennsylvania. This project is situated on 12.58 acres of land zoned for industrial use.

The offering is composed of 100,670 square feet of rentable industrial space, 100% occupied and home to 16 commercial and industrial tenants.

A value add opportunity exists of 49,430 square feet of semi-finished and shell space that could be renovated and leased or used for additional parking.

Greentree is master planned for storm water management and has roads and utilities in place including public water, public sewer, gas and electric.



OFFERING SUMMARY

PRICE	\$5,250,000
Gross Square Feet	150,100
Price / Gross Square Feet	\$35
Rentable Square Feet	100,670
Price / Rentable Square Feet	\$52
Year Built / Renovated	1930 / 2005
Parcel Size	12.58 Acre
Type of Ownership	Fee Simple
Cap Rate	7.40
Net Operating Income	\$385,420
Net Cash Flow after Debt Service	\$126, 806
Total Return	9.5% / \$257,811

FINANCING ASSUMPTIONS*

First Trust Deed Loan Amount	2,625,000
Loan Type	Proposed New
Down Payment	\$2,625,000
Interest Rate	5.25%
Amortization	20 Years

*Loan information is intended to reflect lending available on the open market. No seller financing is implied or available.

ANNUALIZED OPERATING DATA

INCOME

Gross Collected Rent	\$510,940
Expense Reimbursements	\$66,660
Gross Collected Income	\$577,600
Vacancy / Collection Allowance	5% / \$28,880
Effective Gross Income	\$548,720
Total Expenses	\$163,300
NET OPERATING INCOME	\$385,420
Debt Service	\$212,261
Debt Coverage Ratio	1.82
Net Cash Flow After Debt Service	\$173,159
Principle Reduction	

EXPENSES

Real Estate Taxes	\$81,000
Repairs and Maintenance	\$38,700
Insurance	\$31,900
Parking Lot Rental Expense	\$1,200
Utilities	\$10,500
Total Expenses	\$163,300
Expenses Per Square Foot	\$1.62

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THE OFFERING

Property Address	210 Hostetter Road, Manheim, PA 17545
Municipality	Manheim Borough
Property Type	Industrial
Assessor's Parcel Number(s)	400-97838-0-0000; 400-19281-0-0000; 400-10599-0-0000; 400-73181-0-0000; 400-83063-0-0000

SITE DESCRIPTION

Parcel Size	12.58
Type of Ownership	Fee Simple
Rentable Square Feet	100,670
Total Square Feet	150,100
Zoning	(PC-1) Planned Industrial / Corporate Center Zone
Parking	100+

CONSTRUCTION

Year Built and Renovated	1930; 2005
Construction Type	Masonry
Number of Floors	1
Number of Units	20+
Clear Height	11-14 Ft
Power	3 Phase 440 Volt
Exterior Walls	Concrete and Brick
Roof	Flat Rubber
Loading	34 Grade Doors

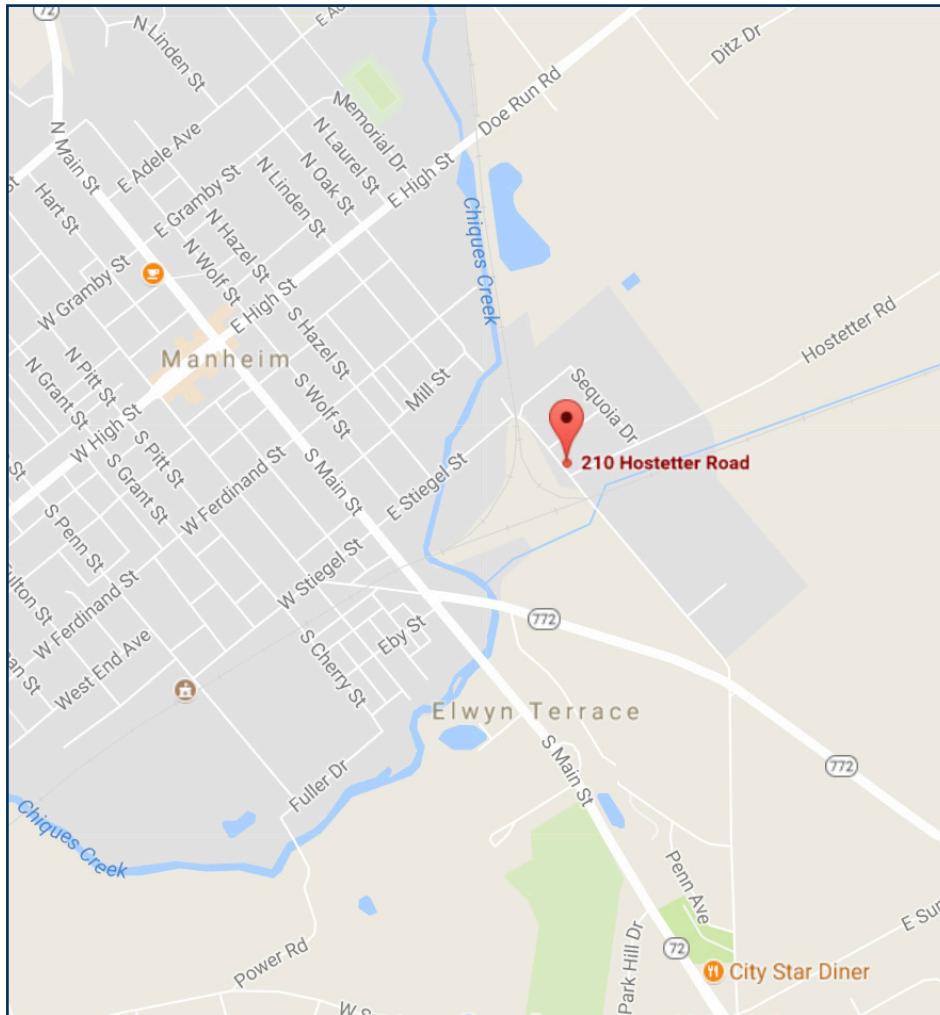
MECHANICAL

Fire Protection	Wet Sprinkler System (2/3 of Property)
HVAC	Gas
Utilities	Public Water; Public Sewer; Gas

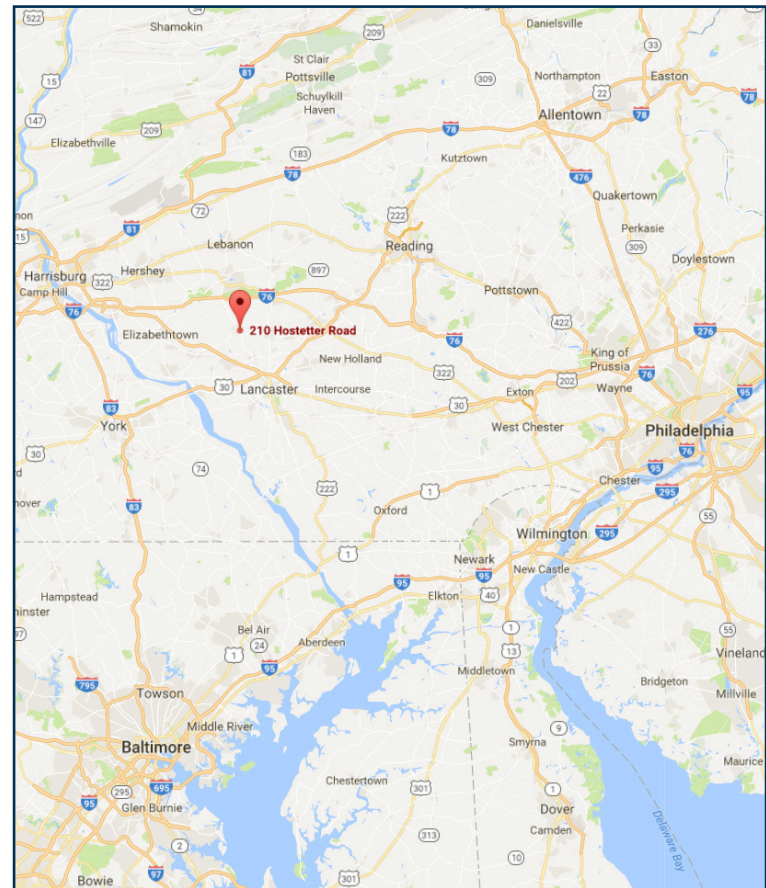


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LOCAL MAP



REGIONAL MAP



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INVESTMENT HIGHLIGHTS

- ◆ Multi Tenant Industrial Park
- ◆ 100,670 Square Feet of Industrial / Commercial Space
- ◆ 12.58 Acres of Land
- ◆ Master Storm Water Management in place
- ◆ Public Water, Sewer, Gas and Electric Service in place
- ◆ Value Add: 49,430 Square Feet Semi-Finished and Shell Space

