

For Sale | Investment Opportunity
Flex Commercial
Offering Summary

1801 Union Boulevard

ALLENTOWN, PENNSYLVANIA



PRESENTED BY:

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Offering Summary

- Attractive cost basis
- High occupancy
- Low maintenance
- Stable cash flow with upside
- Long tenured and established tenants
- Convenient location in the heart of the booming Lehigh Valley
- Priced on in-place income, not pro forma

Colliers International, as exclusive agent of the Owner, is pleased to offer for sale to qualified investors the multi-tenant, mixed-use, flex building located at 1801 Union Boulevard, Allentown, Lehigh County, Pennsylvania (the "Property"). Currently 99.9 percent leased by 24 tenants, 1801 Union has historically enjoyed high occupancy because it accommodates a variety of tenants at affordable rents in a convenient location. These uses include warehousing, manufacturing, retail, office, sports and long term parking.

Approximately half of the building is single story and the balance is two stories. Total rentable building area is 104,881 square feet. Estimated common area totals 17,790 square feet. The gross building area of the Property is 122,671 square feet. As a 4.23-acre corner site, the Property offers the potential of a retail pad site at Union Boulevard and Sherman Street to create additional income.

Union Boulevard is an established business corridor in Allentown and an important east-west artery between Allentown and the neighboring city of Bethlehem in the booming Lehigh Valley. The Property also is close to dense residential neighborhoods and offers convenient access to U.S. Route 22 (the Lehigh Valley Thruway) and the Lehigh Valley International Airport via Airport Road to the west and Pennsylvania Avenue and PA Route 378 to the east.

The likely buyer is a hands on, self-managing individual or entity familiar with similar assets and the long term value of this location.

Colliers' Confidentiality & Buyer Registration Agreement, which is available from the Listing Agents, must be completed and returned by interested principals in order to receive the Confidential Offering Memorandum.

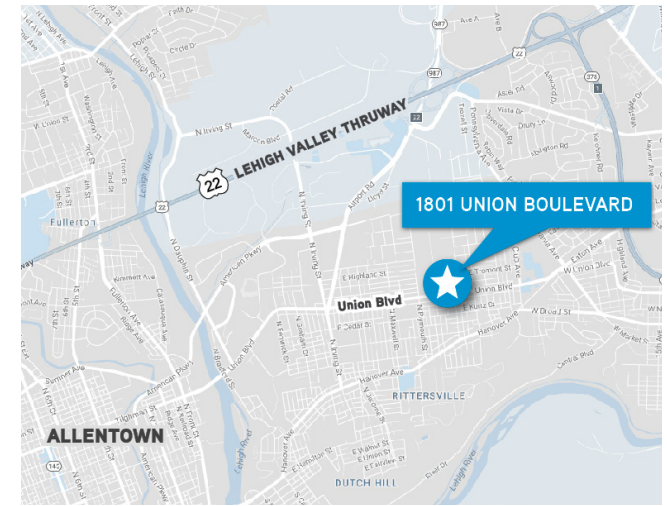
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Vital Data

Address	1801 Union Blvd, Allentown PA 18109
Building Area	122,671 gross sf / 104,881 rentable
Land Area	4.23 acres
# Tenants	24 tenants
% Leased	99.9%
Use	Mixed-use flex
Year Built	1950
APN	641729557916-1
Zoning	B-3, Highway Business District
Title	Fee simple
Year 1 NOI	\$312,295
Price	\$3,470,000
Price per SF	\$33.00 per RSF / \$24.14 per GSF
Cap Rate	9.0%
Loan Amount*	\$2,255,500 (65%)
Down Payment*	\$1,214,500 (35%)
Annual Debt Service*	\$153,375 (4.69% / 25 yr am)
Cash-on-Cash *	13.1%
Total Rate of Return*	17.0%
DSCR*	2.0
Debt Yield Ratio*	13.8

1801 UNION BOULEVARD | EXECUTIVE SUMMARY

Materials contained in this Investment Offering are confidential, furnished solely for the purpose of considering the "AS IS" acquisition of 1801 Union Boulevard, Allentown, PA (the "Property") described herein and are not to be used for any other purpose or to be made available to any other person without the express written consent of Colliers International and Owner. No representations, expressed or implied are made as to the foregoing matters by Owner, Owner's property management/ leasing agent, Colliers or any of their officers, employees, affiliates and/or agents.