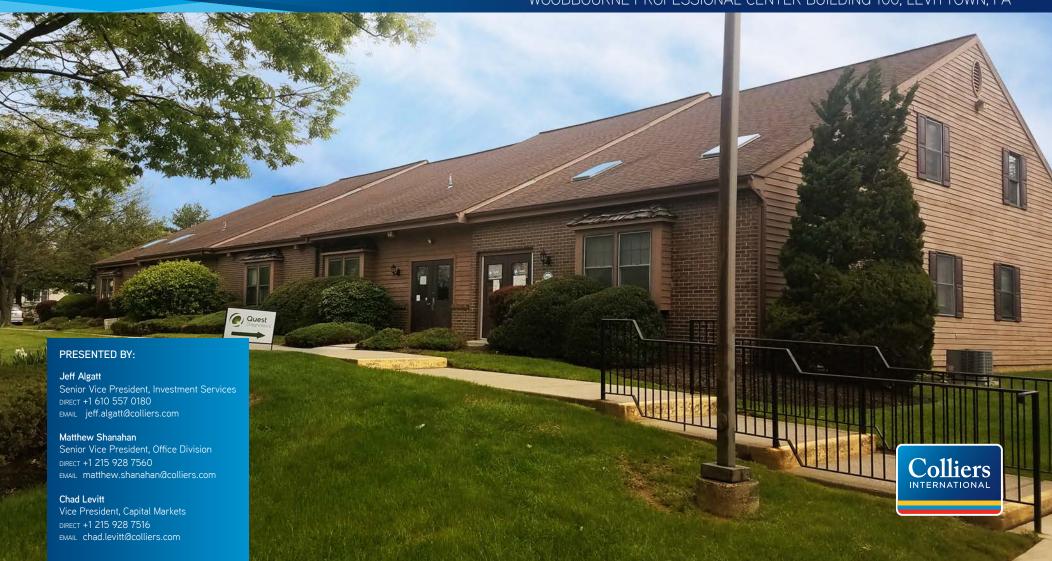
Multi Tenant Medical

Offering Summary
For Sale | Investment Opportunity

1609 Woodbourne

WOODBOURNE PROFESSIONAL CENTER BUILDING 100, LEVITTOWN, PA



Offering Summary

- Healthcare Related Offices in a Destination Office Park
- Major Health System and Fortune 500 Credit Leases
- Long Term Established Medical Practice
- Additional Complementary Tenants
- Strong Location: Population, Income, Amenities, Transportation
- Offered at a 9% Cap Rate Free and Clear of Debt

Colliers International, as exclusive agent of the Owner, is pleased to offer for sale to qualified investors the medical office building located at 1609 Woodbourne Road in Levittown, Pennsylvania 19057.

This 7,750-square foot condominium property is 100% occupied by three tenants whose leases expire variously in the next three years, but based on their tenure and success at the Property are projected to continue renewing their respective leases. Two of the three tenants offer investment grade credit.

The Property is one of five single story office condominium buildings constructed in the late 1980's and known as The Woodbourne Campus, a familiar concentration of complementary medical, health care and professional offices. Building 100 has a strong competitive edge due to its premier, front line location in the campus with superior visibility from busy Woodbourne Road. The Property itself is comprised of ten condominium units, all owned by the seller.

At List Price the Offering is projected to yield an 9.0% Cap Rate and a 14.1% Cash-on-Cash Return in the Purchaser's first year of ownership.



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Materials contained in this Investment Offering are confidential, furnished solely for the purpose of considering the "AS IS" acquisition of 1609 Woodbourne Road, Levittown, PA described herein as "the Property" 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.



Vital Data	
Address	1609 Woodbourne Road, Levittown, PA 19057, Bucks County
Building Area	7,750 Rentable Square Feet
Tenants	Langhorne Physician Services, Quest Diagnostics, Hornbeck Chiropractic
% Leased	100%
Use	Medical Offices
Year Built	1988
Title	Condominium
2017 NOI	\$141,091 (\$18.21 Per Rentable SF)
Price	\$1,575,000
Price Per SF	\$203 Per Rentable SF
Debt Service	\$73,537
Equity	\$472,500
Cap Rate	9.0%
Cash-on-Cash	14.1%