

MATTHEWS
REAL ESTATE INVESTMENT SERVICES



DAUPHIN COUNTY CHILDREN AND YOUTH SERVICES

1001 N 6TH ST, HARRISBURG, PA 17102



INTERACTIVE MARKETING PACKAGE



DAUPHINCOUNTYCHILDRENDYOUTH-SERVICES

1001 N 6TH ST, HARRISBURG, PA 17102

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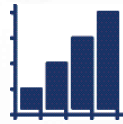
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INVESTMENT HIGHLIGHTS



\$9,193,310

OFFERING PRICE



9.00%

CAP RATE



\$827,397

NOI



±58,012SF

GLA



1982

YEAR BUILT

- Tenant Reimburses All Expenses – Tenant is in charge of all day-to-day expenses and reimbursements for any overages in January during the next calendar year.
- Annual Rent Increases – With 2.75% rent increases each year, this is the only tenant besides police, ambulance, and fire that receives annual rent increases.
- Below Market Rent – The current rent is \$15.35/SF, with the current local market rent being at \$18.45/SF according to Costar.
- Tenant Commitment – Tenant expanded into the first floor in 2020, showing commitment to the site. Please see additional photos showing other amenities such as courtrooms, observation rooms, storage areas, etc. that would also be costly to move.
- High Average Household Income – The average household income in a 10-mile radius is \$100,302 and has a population exceeding 98,500 people in just a 3-mile radius.
- Credit Rating – Dauphin County boasts an AA credit rating according to S&P, leaving no fear of default by the tenant.



FINANCIAL OVERVIEW

TENANT SUMMARY

TENANT TRADE NAME	Dauphin County Children and Youth Services
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Federal Government
LEASE TYPE	Double Net
ROOF, STRUCTURE, PARKING LOT	Landlord Responsibility
ORIGINAL LEASE TERM	12 Years
LEASE COMMENCEMENT DATE	5/1/2015
RENT COMMENCEMENT DATE	6/23/2010
RENT EXPIRATION DATE	10/31/2027
TERM REMAINING ON LEASE	±3.9 Years
INCREASE	2.75% Annually
OPTIONS	N/A
EXPENSES	All Expenses Reimbursed by the Tenant

ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	CAP RATE
Floor One: Current - 10/31/24	\$22,867.15	\$274,405.76	9.00%
Floors Two and Three: Current - 10/31/24	\$46,691.75	\$560,301.01	-
Floor One: 11/1/24 - 10/31/25	\$23,495.99	\$281,951.92	9.32%
Floors Two and Three: 11/1/24 - 10/31/25	\$47,975.77	\$575,709.28	-
Floor One: 11/1/25 - 10/31/26	\$24,142.13	\$289,705.60	9.58%
Floors Two and Three: 11/1/25 - 10/31/26	\$49,295.11	\$591,541.29	-
Floor One: 11/1/26 - 10/31/27	\$24,806.04	\$297,672.50	9.84%
Floors Two and Three: 11/1/26 - 10/31/27	\$50,650.72	\$607,808.68	-

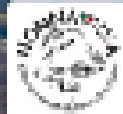
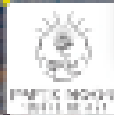
FOR FINANCING INQUIRIES PLEASE REACH OUT TO:

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HARVEY TAYLOR BUILDING #28-470-4000

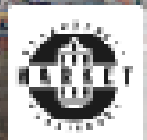


STATE OF PENNSYLVANIA DEPARTMENT

TOWN HOUSE APARTMENTS



LOGOS ACADEMY HARRISBURG
340 274-0012



SUBJECT PROPERTY



BENJAMIN FRANKLIN SCHOOL
670 STUDENTS

SOAS ST



EXPANDED 15TH ST
BOOKING CLUB

Goodwill

PA DEPARTMENT OF LABOR & INDUSTRY

PENNSYLVANIA STATE CAPITOL
0.3 MILES AWAY

Hilton

HEALTH DEPARTMENT

PENNSYLVANIA DEPARTMENT
OF TRANSPORTATION

SGS
FACILITY MAINTENANCE
SUBSIDIARY OF LUM

TOWN HOUSE APARTMENTS

Herb's & Son
POOD FARMER

The Green Company

Sal's Deli

The Jackson House
EST. 1914

M&T Bank

SUBJECT PROPERTY

WORKERS' COMPENSATION
OFFICE OF ADJUDICATION

17TH ST 13,241 VPD



BENJAMIN FRANKLIN SCHOOL
670 STUDENTS

TENANT OVERVIEW



DAUPHIN COUNTY CHILDREN AND YOUTH SERVICES

Dauphin County's public agency mandated by state and federal law to protect children from abuse and neglect. It provides a wide range of child protective and supportive services - through a network of contracted agencies - to children and families in Dauphin County. It is an agency committed to providing the highest quality of service to the victims of child abuse/neglect and their families. Above and beyond that commitment is our belief that "prevention efforts" will create the strongest foundation for the future well-being of our children, families, and community. To that end, we continue to embrace and support numerous community efforts to assist children and families before they ever enter official Children and Youth services.

AREA OVERVIEW

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	10 MILE
2023 Population	98,509	200,753	401,281
2028 Population Projection	100,008	204,340	412,361
HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2023 Households	41,522	83,290	162,945
2028 Household Projection	42,240	84,879	167,234
INCOME	3 MILE	5 MILE	10 MILE
Avg Household Income	\$74,979.30	\$87,879.00	\$100,302.00

HARRISBURG PA

Harrisburg, Pennsylvania, the state capital, is a city steeped in history and cultural significance. Nestled along the banks of the Susquehanna River, Harrisburg boasts a rich heritage dating back to its founding in 1785. The iconic State Capitol building, with its impressive dome, stands as a testament to the city's political prominence. Beyond its role in governance, Harrisburg offers a diverse economy, fueled by government institutions, healthcare, and technology. The city's cultural scene thrives with museums like the State Museum of Pennsylvania and the National Civil War Museum, while its riverfront parks provide a scenic backdrop for outdoor activities. Harrisburg's accessibility, with major highways and an Amtrak station, adds to its allure as a vibrant and historically significant urban center in the heart of the Keystone State.

Harrisburg, Pennsylvania, boasts a dynamic and diversified economy that reflects its role as the state capital and a regional economic hub. The presence of state and federal government offices is a major driver, providing stability and employment opportunities. Beyond government, the city's economy encompasses sectors such as healthcare, technology, and education, with institutions like Harrisburg University of Science and Technology contributing to innovation. The city's strategic location along major transportation routes, including Interstates 81 and 83, enhances its accessibility and appeal to businesses. Harrisburg's economic resilience is further demonstrated by its commitment to revitalization projects, attracting investment, and fostering a business-friendly environment. This blend of government influence, diverse industries, and strategic infrastructure underscores Harrisburg's economic significance in the region.

HARRISBURG CULTURE

Harrisburg, Pennsylvania, embraces a rich cultural tapestry that reflects its historical significance and contemporary vibrancy. As the state capital, Harrisburg is inherently tied to Pennsylvania's political history, evident in landmarks like the majestic State Capitol building. The city's cultural landscape is diverse, featuring institutions like the State Museum of Pennsylvania and the National Civil War Museum, providing insights into the region's past. Harrisburg's commitment to the arts is evident through theaters, galleries, and events that celebrate creativity. The city's annual festivals, such as the Pennsylvania Farm Show, showcase the importance of agriculture and community traditions. Additionally, Harrisburg's diverse culinary scene, local markets, and riverfront parks contribute to a unique cultural experience, blending heritage with modern vitality in this dynamic city.



THE NATIONAL CIVIL
WAR MUSEUM



ANNUAL PENNSYLVANIA
FARM SHOW



THE STATE MUSEUM OF
PENNSYLVANIA

CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum contains select information pertaining to the business and affairs of 1001 N 6th St, Harrisburg, PA ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner Seller and in part upon financial information obtained from sources the Owner it deems reliable. Owner, nor their officers, employees, or real estate agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its contents, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein. and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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