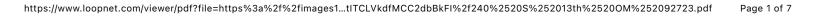
REAL ESTATE SERVICES



(717) 731.1990



240 South 13th Street, Harrisburg, PA 17104



EXECUTIVE SUMMARY

One-of-a-kind fully renovated historical property in the heart of Harrisburg's Allison Hill neighborhood in prime position for a new owner to be a part of the revitalization. 9,000+ SF property consisting of a 3-story building and adjacent carriage house was completely refurbished over in the last 10 years to bring electrical, plumbing and lighting systems up to code, renovating every unit with new floors, kitchens and bathrooms, as well as adding a sprinkler and security system. With Commercial Neighborhood zoning, this property a unique opportunity to either be stabilized as a multifamily investment, or used by an operator as a transitional housing facility or community center. Current buildout consists of 16 rental units: 10 one-bedroom, 4 two-bedroom, and 2 extremely rare two-plus bedroom units. Property is located in a PA Federal Opportunity zone and additional low income housing credits and assistance may be available



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ADDITIONAL PHOTOS



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LANDMARK

FOR SALE

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ADDITIONAL PHOTOS



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FOR SALE

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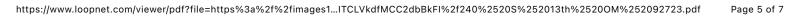
PRO FORMA FINANCIALS

PRO FORMA INCOME & EXPENSES

	INCOME	
ТҮРЕ	MONTHLY	AMOUNT
10 ONE-BEDROOM UNITS	\$875	\$105,000
4 TWO-BEDROOM UNITS	\$1,000	\$48,000
2 THREE-BEDROOM UNITS	\$1,200	\$28,800
VACANCY & CREDIT LOSS	7%	(\$12,726)
EFFECTIVE GROSS INCOME:		\$169,074

TYPE		AMOUNI
MANAGEMENT	5%	\$8454
MAINTENANCE & REPAIRS	7%	\$11,835
WATER/SEWER (est.)		\$7,812
TRASH		\$6,000
COMMON ELECTRIC (est.)		\$1800
PROPERTY INSURANCE (est.)		\$5,600
LAWNCARE/SNOW REMOVAL (est.)		\$2000
REAL ESTATE TAXES		\$13,069

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LOCATION OVERVIEW



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

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