

**1535 DERRY ST
- 320 S 16TH ST**

HARRISBURG, PA

WWW.CYPRYSPROPERTYGROUP.COM

TOTAL 5 UNITS

Purchase price - 225,000\$

INVESTMENT

20% Down payment - 45,000\$
Closing costs - 0\$ = Seller's concession

ANNUAL INCOME

Current rent - 27,000\$
Rent 2025 - 33,000\$

ANNUAL EXPENSES

Mortgage & Escrow - 20,400\$ Estimate
Maintenance - 1,595\$

ANNUAL PROFIT

11,005\$ - (Approx. 24% ROI)

INVEST IN

REAL ESTATE

ABOUT CPG

CPG was founded to make real estate investing simple and accessible, with guaranteed returns. We understand our markets and crunch our deals to the end, making sure the process is smooth and highly profitable.

LET'S CONNECT

Phone
845-307-0108

Website
www.cypryspropertygroup.com

Email
cypryspropertygroup@gmail.com

Instagram
[@cypryspropertygroup](https://www.instagram.com/cypryspropertygroup)



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This property is being sold because the owner had a heart attack, and his wife is selling off the properties.

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