

Investment Property Evaluation

64 W Catawissa St, Nesquehoning, PA 18240



Photo courtesy of Neil Stark

Property Overview & Key Metrics

Type: Single-Family (Twin) — ON-Market Deal

Purchase Price: \$91,900

Upside Potential: Minimal repairs required to achieve occupancy and maximize ARV.

Investment Scenarios:

Buy & Hold/Rental Strategy:

- **Projected Monthly Rent:** \$1,300 (\$15,600/year)
- **Cash Flow (After Reserves):** \$266.95/month (\$3,203/year)
- **Cap Rate:** ~11.57%
- **Cash-on-Cash ROI:** ~11.6% - 20%

Summary:

This property offers a stable rental opportunity in a desirable location near Jim Thorpe, PA. With minimal upfront repairs, it's an ideal buy-and-hold investment delivering solid cash flow and a competitive ROI.

Disclosures

ORAL CONSUMER NOTICE:

Real Estate Law requires us to provide a written notice describing various business relationships you may have with a real estate licensee. Information shared at this time is not confidential unless a business relationship is established.

HOLD HARMLESS ACKNOWLEDGEMENT:

All investment data is for informational purposes only. Real estate investment carries inherent risk. The Morrow Wargo Group and associated entities are not liable for any reliance on the data provided. Always conduct your due diligence and consult financial/legal advisors.

Property Details

- Type: Single-Family Residential
 - Square Footage: 1,200 sq ft
 - Lot Size: 3,920 sq ft
 - Year Built: N/A
 - Zoning: Residential
 - Stories: 2
 - Condition: Dated but in good condition, requiring minor repairs.
 - Utilities: Oil furnace (functional, but inspection recommended), city water/sewer.
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Due Diligence Checklist

1) Purchase Price & Terms

- Purchase Price: \$91,900
- Estimated Repairs: \$3,500 - \$5,500

2) Property Condition

- Remove rear deck, pour concrete step.
- Replace fascia, gutters, and handrail.
- Foundation repair (rear corner).
- Clean interior, spackle/paint as needed, and update fixtures.

3) Buy & Hold/Rental Strategy

- Projected Monthly Rent: \$1,300
- Net Operating Income (NOI): \$886.08/month (\$10,633/year)
- Cash Flow (After Reserves): \$266.95/month (\$3,203/year)

4) Market Insights

- Stable rental market in Nesquehoning, PA, with demand for affordable housing.
- Safe area with low crime rates and proximity to Jim Thorpe and Allentown.

5) Exit Strategies

- Rental: Retain for steady cash flow and appreciation over 5-7 years.

Repair Estimate

Task	Estimated Cost
Remove deck, pour concrete	\$1,000 - \$1,500
Fascia, gutters, handrail	\$1,000 - \$1,500
Foundation repair (block)	\$500 - \$1,000
Interior spackle/paint	\$500 - \$1,000
Fixtures, electrical updates	\$500 - \$1,000

Total Estimated Repairs: \$3,500 - \$5,500



Buyer Representation & Responsibilities

We are dedicated to providing unmatched value to our investors. Below are some important details regarding this transaction:

Closing Costs:

- Buyer Agent Commission: 3% of the purchase price or \$4,000, whichever is higher.
- Broker Administrative Fee: \$1,100.
- Other Closing Costs: Include title, transfer taxes, deed preparation, and settlement costs (vary by transaction).

Tour Requirements:


All property tours (virtual or in-person) require an Agency Agreement with our team prior to scheduling.

Supporting Docs / Files

- Photos:  64 W Catawissa Pics
- Evaluation / Docs:  64 W Catawissa
- Rental Comps: https://portal.onehome.com/en-US/share/1024318z11679?_pxl=djoxLGM6Njk3MTU1Mzg2MzMzLGE6MTI

Let's Get to Work! Contact Us to Schedule a Walkthrough

The Morrow Wargo Group

 Team Line: 484-791-6200

 Email: Admin@morrowwargo.com

Important Notice:

This deal must be analyzed individually. Investment returns are not guaranteed. All investors should conduct their due diligence. The Morrow Wargo Group, Realty ONE Group Supreme, and associated parties are not liable for any inaccuracies or reliance on this information.