

Investment Property Evaluation 219 W High St, Nesquehoning, PA 18240



Photo courtesy of Neil Stark

Property Overview & Key Metrics Type: Single-Family (Off-Market FSBO)

Purchase Price: \$79,900

Upside Potential: Add 2nd bathroom and convert attic to 4th bedroom to maximize ARV.

Investment Scenarios:

- Buy & Hold/Rental Strategy:
 - Projected Monthly Rent: \$1,150 (\$13,800/year)
 - Cash Flow (After Reserves): \$206.41/month (\$2,476.86/year)
 - Cap Rate: ~11.21%
 - Cash-on-Cash ROI: ~14%

Summary: This off-market single-family property offers value-add opportunities with minimal additional investment required. Located in a stable rental market with low crime and strong demand, this is an ideal buy-and-hold opportunity for steady cash flow and long-term 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:** 1,184 sq ft (600 sq ft below grade)
 - **Lot Size:** 3,050 sq ft
 - **Year Built:** N/A
 - **Zoning:** Residential
 - **Stories:** 2
 - **Condition:** Almost fully renovated; moderate rework needed for plumbing and electrical.
 - **Utilities:** New baseboard heating and hot water heater; city water/sewer.
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Due Diligence Checklist

1. **Purchase Price & Terms**
 - Purchase Price: \$79,900
 2. **Property Condition**
 - Plumbing and electrical rework needed
 - Electrical panel upgrade required for attic conversion.
 3. **Buy & Hold/Rental Strategy**
 - Projected Monthly Rent: \$1,150
 - Net Operating Income (NOI): \$8,960/year
 - Cash Flow (After Reserves): \$206.41/month (\$2,476.86/year)
 4. **Market Insights**
 - Stable rental demand in Nesquehoning, PA.
 - Proximity to Jim Thorpe, Allentown, and major routes.
 5. **Exit Strategies**
 - Rental: Retain for steady cash flow and appreciation over 5-7 years.
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Repair Estimate

Task	Estimated Cost
Electrical panel upgrade	\$3,500
Plumbing rework	\$2,500
Attic conversion (4th bed)	\$7,000
Cosmetic repairs	\$4,000
Total Estimated Repairs	\$17,000

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:** 3.5% 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.

The Morrow Wargo Group
Realty ONE Group Supreme
Team: 484-791-6200
Office: 610-321-3730
Admin@morrowwargo.com




Supporting Docs / Files

- Photos:  [219 W High St Pics](#)
- Evaluation / Docs:  [219 W High St](#)

 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.