

Investment Property Evaluation

39 Leisenring St, Lansford, PA 18232

Property Overview & Key Metrics

Type: 2-Unit Multifamily (Buy & Hold) — **On-Market Deal**

Purchase Price: \$135,000 — **Price/Unit:** \$67,500 per unit

Upside Potential: Yes, **Value-Add** (Rents are below market, potential to increase)

Total Monthly Rent (Current): \$1,700/month

Total Monthly Rent (Proforma): \$2,000/month (after stabilization)

Cash Flow (After Reserves):

- **Current:** \$348.97/month (\$4,187.68/year)
- **Proforma:** \$648.97/month (\$7,787.68/year)

Cap Rate:

- **Current:** 11%
- **Proforma:** 13.7%

Cash on Cash ROI:

- **Current:** 12.7%
- **Proforma:** 19.1%

Equity Upside: Potential property value increase from \$135,000 to \$212,143 if stabilized at a 7% cap.

Summary: This is a **value-add, 2-unit multifamily** investment with turnkey renovations already completed. Both units are fully occupied with tenant-paid utilities. Current rents are below market, providing an opportunity to increase cash flow and property value. High cash-on-cash returns and an attractive **price per unit of \$67,500** make this a strong cash-flowing investment.

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Property Details

- **Property Type:** 2-Unit Multifamily (Apartment Style)
- **Address:** 39 Leisenring St, Lansford, PA 18232
- **Square Footage:** 1,277 SF
- **Lot Size:** 2,178 SF (0.05 acres)
- **Year Built:** 1899
- **Stories:** 2
- **Zoning:** Residential

Supporting Docs / Files

- **Google Drive Files:**  39 Leisenring St, Lansford
- **MLS Listing:** <https://portal.onehome.com/en-US/share/1023759A06218>

Disclaimer: The MLS link is shared with the permission of the listing agent.

Due Diligence Checklist

- **1 Property On-Market or Off-Market?**
 - **Status:** On-Market (MLS# 749625)
 - **Asking Price:** \$135,000
 - **Days on Market (DOM):** 6
- **2 Property Condition**
 - **Condition:** Newly Renovated
 - **Interior:** Turnkey (No repairs needed)
 - **Exterior:** Minor repairs required — \$1,100 budget for fence and touch-ups
- **3 Tenant Status**
 - **Status:** Fully Occupied
 - **Unit 1 (3-Bedroom):** Rented for \$1,000/month (\$12,000/year)
 - **Unit 2 (1-Bedroom Efficiency):** Rented for \$700/month (\$8,400/year)
 - **Total Monthly Rent:** \$1,700
 - **Total Annual Rent:** \$20,400
 - **Utilities:** Paid directly by tenants (electric, water, sewer)
- **4 Purchase Price & Terms**
 - **Purchase Price:** \$135,000
 - **Loan:** \$108,000 (80% LTV)
 - **Interest Rate:** 7%
 - **Loan Term:** 30-Year Fixed
 - **Monthly Payment (P&I):** \$718.53
 - **Total Cash to Close:** \$32,927.50
- **5 Investor's Strategy**
 - **Strategy:** Buy & Hold (Long-term cash flow with potential for appreciation)
 - **Cash Flow (After Debt Service, Expenses & Reserves):** \$348.97/month (\$4,187.68/year)
- **6 Exit Strategy**
 - **Strategy:** Long-Term Hold (5-7 years, collect cash flow, then refinance or sell)
 - **Potential Refinance:** If property achieves a 7% cap rate, estimated value could increase to \$212,143.

Income & Expenses

- **Current Monthly Rent:** \$1,700/month (\$20,400/year)
- **Proforma Monthly Rent:** \$2,000/month (\$24,000/year)
- **Operating Expenses:** \$462.50/month (\$5,550/year)



- **Net Operating Income (NOI):** \$1,237.50/month (\$14,850/year)
- **Cash Flow (After Reserves):** \$348.97/month (\$4,187.68/year)

Market Insights

- **Rental Market Growth:** Rents have increased by \$335 year-over-year (Source: Zillow)
- **Nearby Areas:** Close proximity to Hazleton, Tamaqua, and Mahanoy City
- **Cost of Living:** Notably low, making the area attractive to renters and investors

Market Links

- [Lansford Rental Trends \(Zillow\)](#)
- [Carbon County Housing Data](#)

Key Investment Highlights

- **Turnkey Property** — Fully renovated, tenant-occupied, tenant-paid utilities
- **Cash Flow Positive** — Current cash flow is \$348.97/month, Proforma cash flow is \$648.97/month
- **Equity Upside** — Property could increase in value to **\$212K** (7% cap)
- **Rent Growth** — Potential rent increase to \$2,000/month based on market analysis
- **Low Initial Investment** — Total cash-to-close of **\$32,927.50**

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

For more information on this deal, please reach out to us directly or connect with your assigned team agent:

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