



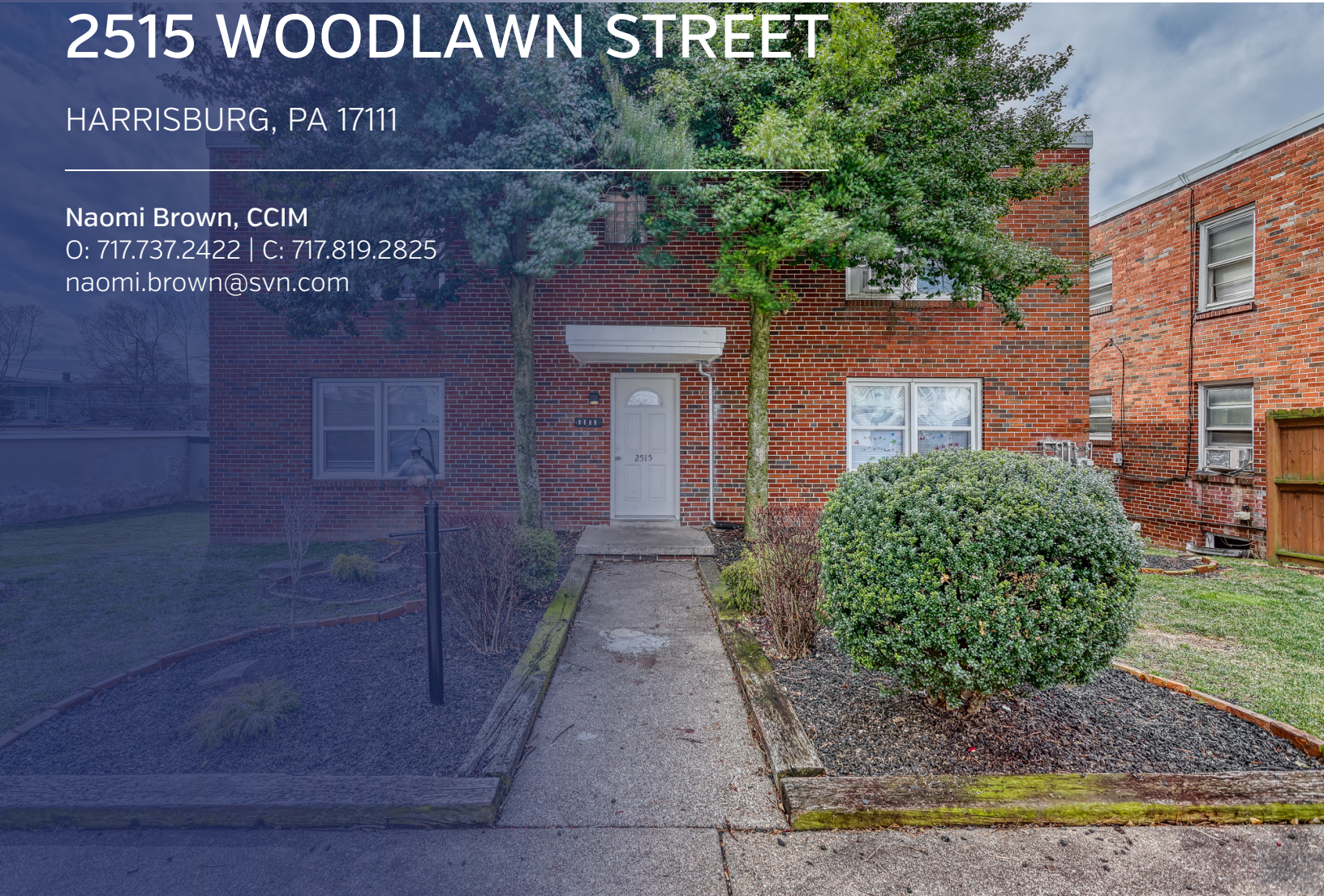
# 2515 WOODLAWN STREET

HARRISBURG, PA 17111

Naomi Brown, CCIM

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Naomi Brown, CCIM  
Disclaimer





# 1 PROPERTY INFORMATION

2515 Woodlawn Street  
Harrisburg, PA 17111





**PROPERTY HIGHLIGHTS**

**OFFERING SUMMARY**

|                  |                              |
|------------------|------------------------------|
| Lease Rate:      | N/A                          |
| Number of Units: | 4                            |
| Available SF:    |                              |
| Lot Size:        | 0.26 Acres                   |
| Building Size:   | 4,788 SF                     |
| NOI:             | \$43,545.00                  |
| Cap Rate:        | 5.81%                        |
| Tenancy:         | Multiple                     |
| Zoning:          | RM - Resident Medium Density |





## PROPERTY DESCRIPTION

Located in a quiet neighborhood of long-term homeowners, you will find this exceptionally well-maintained income producing property. Consisting of 4 residential apartment units, 1 office space and 16 storage units, this property is an excellent income producer that spreads out risk through diversification. The tenants are long term quality tenants, and have always leased easily. Each apartment has quality oak flooring throughout, solid doors, new windows and well-maintained fixtures. The dwelling units have a separate locked storage room in basement with complete laundry hookups, adding a huge value for tenants.

Most major components are new; and the improvements the owner has made over time have reduced the operating expenses by 32% even in the face of rising costs. Each apartment has been separately metered, even down to separating water, a rarity in similar properties. Each unit has a separate gas-powered boiler, as well as gas hot water heater, and is separately metered for gas and electric. The water is sub-metered so it can easily be billed back to tenant, which current ownership does once per quarter.

Current ownership has done many property improvements, like low maintenance landscaping to save money while providing an attractive rental for residents. The careful maintenance this income producing property has benefited from has produced a healthy return and resulted in easy management.

Owner may consider seller financing. The ideal purchaser can qualify for a residential loan if desired, while enjoying the diversity of having different income streams on the property.



# Additional Photos



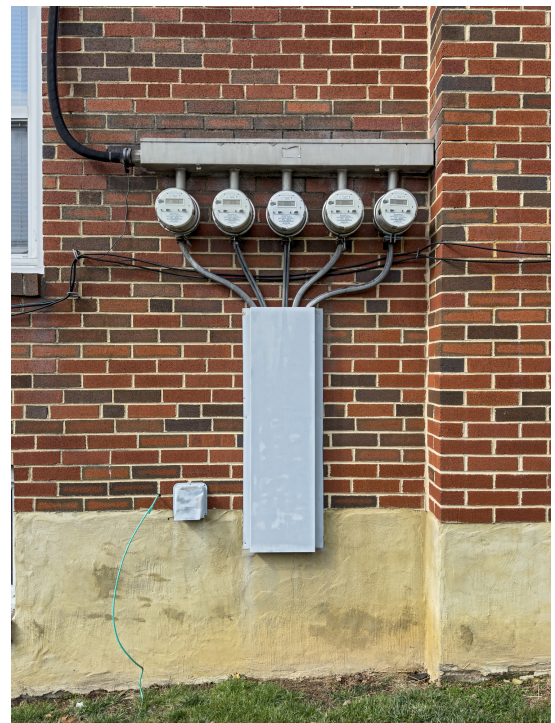
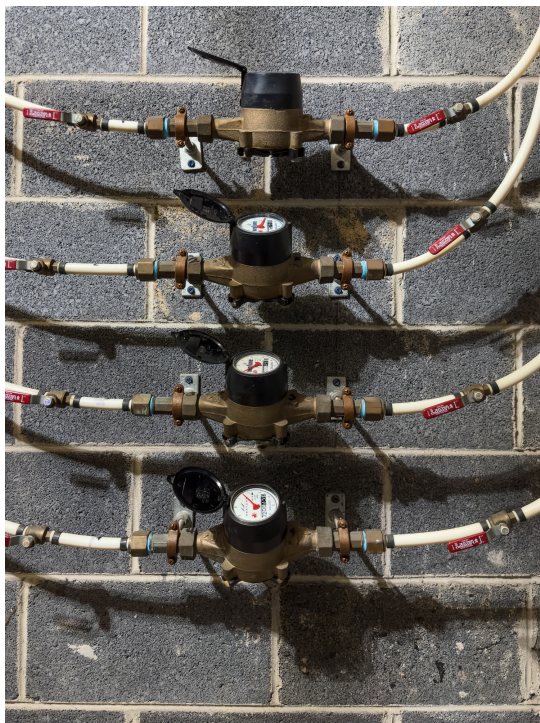


# Additional Photos





# Additional Photos







## 2 LOCATION INFORMATION

2515 Woodlawn Street  
Harrisburg, PA 17111



# Location Description



## LOCATION DESCRIPTION

Located off the main thoroughfares within The City of Harrisburg, this property is located in the heart of South-Central Pennsylvania making for close proximity from some of the state's major communities, employers, and entities. With a large presence of industrial, commercial, state, and federal employers within the region, it is no surprise why Harrisburg was ranked in the top 10 rental markets in the USA in 2022 according to Realtor.com. With short drives to major highway systems such as I-83, I-81, The Pennsylvania Turnpike, and I-78, this property gives tenants an easy commute to their jobs and easy access to the areas robust attractions.

## LOCATION DETAILS

|                 |  |
|-----------------|--|
| Market          | Harrisburg                             |
| County          | Dauphin                                |
| Township        | City of Harrisburg                     |
| Nearest Highway | I-83                                   |
| Nearest Airport | Harrisburg International Airport (HIA) |

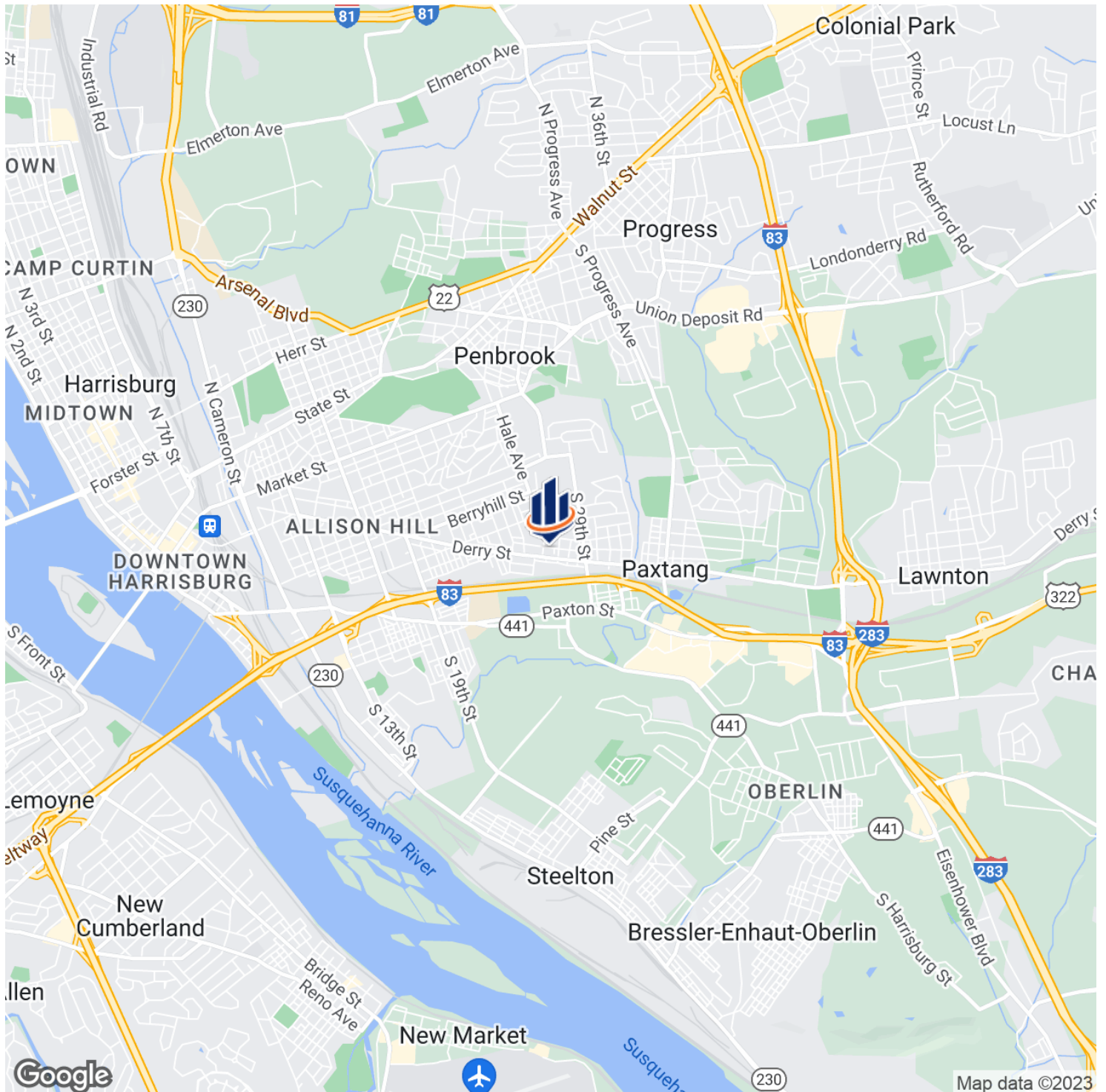
## MAJOR EMPLOYERS

- Pennsylvania Department of Transportation (PennDOT)
- Pennsy Supply
- Capital Blue Cross
- Pennsylvania Higher Education Assistance Agency (PHEAA)
- United Concordia Dental
- PSECU
- WebFX
- AmeriHealth Caritas
- D&H Distributing



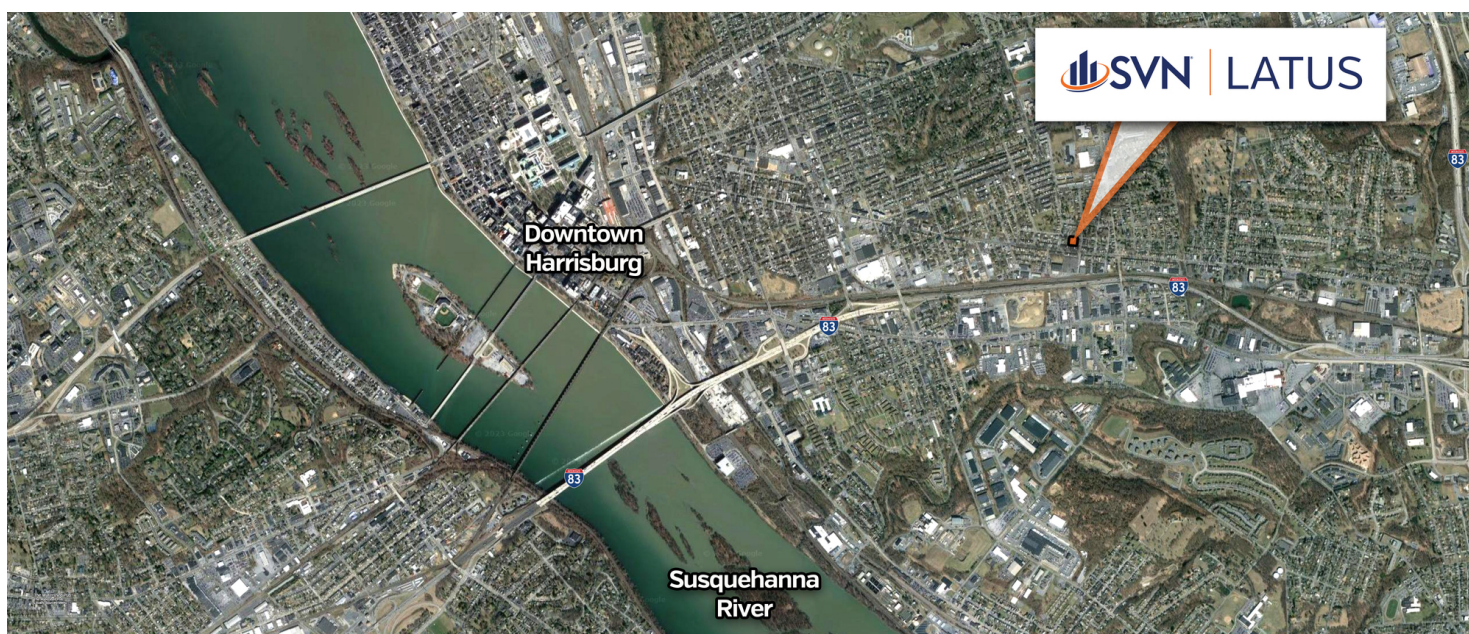


# Location Map





# Aerial Map







# 3 FINANCIAL ANALYSIS

2515 Woodlawn Street  
Harrisburg, PA 17111



# Financial Summary



## INVESTMENT OVERVIEW

|                      |          |
|----------------------|----------|
| Price per SF         | \$157    |
| Net Operating Income | \$43,545 |

## TRASH

**\$1,164**

## COMMON AREA ELECTRIC

**\$420**

## EXPENSE SUMMARY

|                            |           |
|----------------------------|-----------|
| Loan Amount                | \$525,000 |
| Repairs & Maintenance      | \$3,075   |
| Debt Coverage Ratio        | 1.2       |
| Debt Service               | \$36,925  |
| Pre-Tax Cash Flow          | \$10,724  |
| Amortization               | 30 years  |
| Price                      | \$750,000 |
| Price per Unit             | \$187,500 |
| GRM                        | 12.1      |
| CAP Rate                   | 5.81%     |
| Cash-on-Cash Return [yr 1] | 2.94%     |
| Total Return [yr 1]        | \$44,813  |
| Debt Coverage Ratio        | 1.2       |

## OPERATING DATA

|                        |          |
|------------------------|----------|
| Gross Scheduled Income | \$61,976 |
| Total Scheduled Income | \$61,976 |
| Vacancy Cost           | \$936    |
| Gross Income           | \$61,046 |
| Operating Expenses     | \$13,838 |
| Pre-Tax Cash Flow      | \$6,620  |
| Real Estate Taxes      | \$6,879  |
| Property Insurance     | \$2,300  |

## LOAN ASSUMPTIONS



# Financial Summary



|             |           |
|-------------|-----------|
| Loan Amount | \$525,000 |
|-------------|-----------|



# Rent Roll

| SUITE         | BEDROOMS | BATHROOMS | SIZE SF         | ESCALATION DATES | RENT               | LEASE START | LEASE END |
|---------------|----------|-----------|-----------------|------------------|--------------------|-------------|-----------|
| Apartment - 1 | 2        | 1         | 800 SF          | 9/1/2023         | \$925<br>\$1,178   | 8/1/2020    | 8/31/2023 |
| Apartment - 2 | 1        | 1         | 700 SF          | -                | \$800              | 7/1/2022    | 6/30/2023 |
| Apartment - 3 | 2        | 1         | 800 SF          | 5/1/2023         | \$1,178<br>\$1,178 | 1/8/20218   | 5/7/2023  |
| Apartment - 4 | 1        | 1         | 700 SF          | -                | \$825              | 3/1/2023    | 2/28/2024 |
| Office Space  | -        | -         | -               | -                | \$150              | -           | -         |
| Storage Units | -        | -         | -               | -                | \$1,287            | -           | -         |
| <b>TOTALS</b> |          |           | <b>3,000 SF</b> |                  | <b>\$5,165</b>     |             |           |

## Storage Units:

12 - 10' x 20'

2 - 20' x 20'







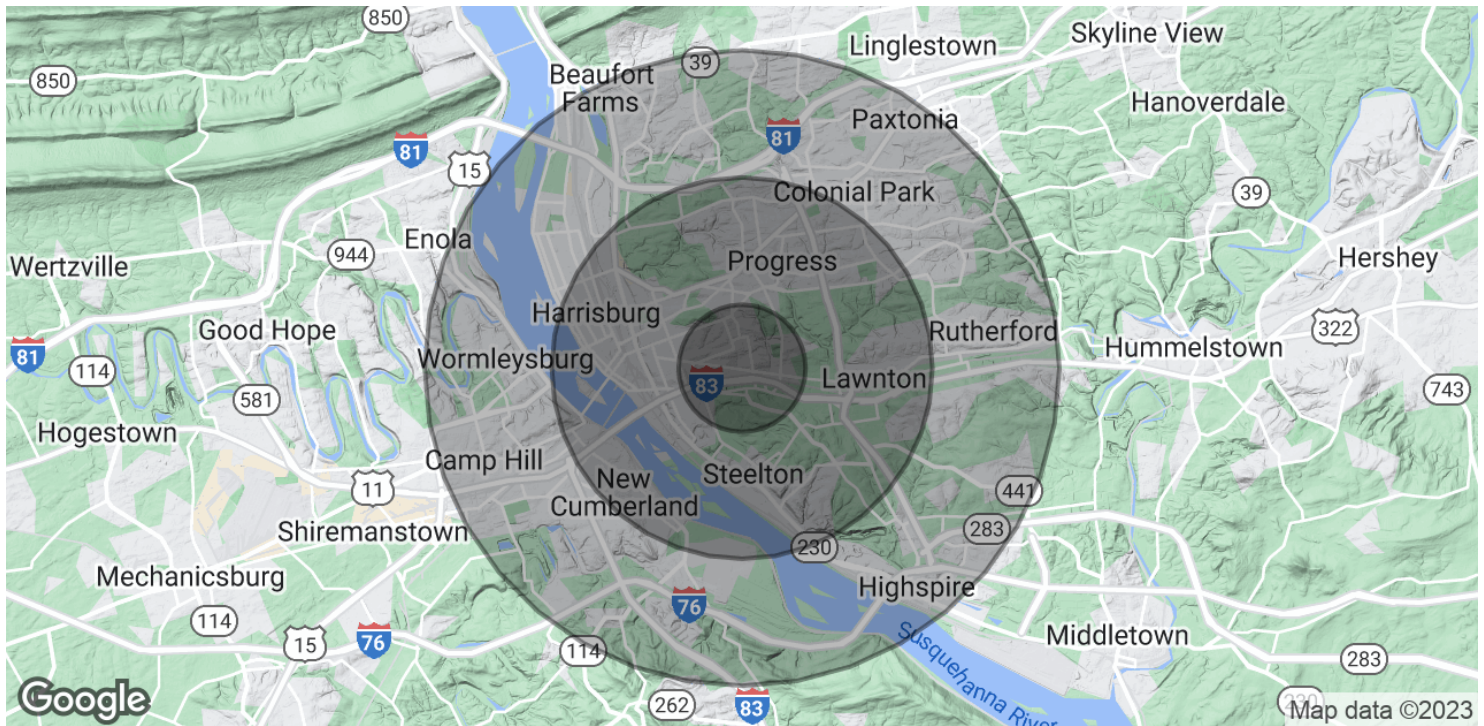
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## DEMOGRAPHICS

2515 Woodlawn Street  
Harrisburg, PA 17111



# Demographics Map & Report



## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 15,171 | 90,334  | 182,365 |
| Average Age          | 34.7   | 35.2    | 37.6    |
| Average Age [Male]   | 33.5   | 33.2    | 36.2    |
| Average Age [Female] | 36.9   | 37.7    | 39.1    |

## HOUSEHOLDS & INCOME

|                     | 1 MILE   | 3 MILES   | 5 MILES   |
|---------------------|----------|-----------|-----------|
| Total Households    | 6,419    | 42,749    | 83,757    |
| # of Persons per HH | 2.4      | 2.1       | 2.2       |
| Average HH Income   | \$52,838 | \$55,143  | \$67,826  |
| Average House Value | \$97,950 | \$123,773 | \$151,617 |

\* Demographic data derived from 2020 ACS - US Census





## 5 ADVISOR BIOS

2515 Woodlawn Street  
Harrisburg, PA 17111





## NAOMI BROWN, CCIM

Senior Advisor

naomi.brown@svn.com

Direct: 717.737.2422 | Cell: 717.819.2825

### PROFESSIONAL BACKGROUND

Naomi Brown is a Senior Advisor at SVN | Latus in Camp Hill, PA. Since entering real estate in 2014, Brown has become a local expert in land and multifamily investments. Naomi leverages local market data to ensure each client's investment property value is maximized, both on the holding period and at sale. Naomi has a strong track record of results-oriented service for each client based on her keen eye for value. Her strong negotiation skills have contributed to millions in closed properties since her licensure as an Associate Broker in Pennsylvania and Maryland.

Raised in Lancaster, PA, in a hardworking Mennonite family, Brown learned the principles of duty and serving others from a young age. In 2019, Brown obtained her CCIM designation [Certified Commercial Investment Member], a coveted certification with extensive training that provides the designee a high level of understanding from which to guide clients through the commercial real estate cycle.

### EDUCATION

Pennsylvania Real Estate Broker License  
Maryland Real Estate Broker License  
Certified Commercial & Investment Member [CCIM]

### MEMBERSHIPS

Civic Engagement:  
White Rose Toastmaster Member  
Christian School of York Board Member  
Invest Her Co-Leader – Lancaster

Professional Associations:  
Realtors Association of York and Adams Counties Member [RAYAC]  
Urban Land Institute Member  
Certified Negotiation Expert  
National Association of Realtors GREEN Designation  
Toastmasters Competent Communicator, Competent Leader & Advanced Communicator Bronze

#### SVN | Latus

3920 Market Street Suite 351  
Camp Hill, PA 17011



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