

Core Real Estate Team  
Realty ONE Group Supreme  
1495 Valley Center Pkwy, Ste 300  
Bethlehem PA 18017



**933 W Mulberry St. Coal Township, PA, 17866**

**Asking Price: \$45,000**



Images and all deal info courtesy of Lenny Wyda

***\*\*DEAL PRESENTED BY OUR ACQUISITIONS TEAM- The Melito & Koch Team of Realty ONE Group Supreme. Shared exclusively with their permission \*\****



**Photos Link**

\*GIS Map and Floor Plans Included

<https://photos.app.goo.gl/qxvRkX72tJ5LbJgh9>



## **Buy & Hold Overview**

### **Projected**

- Gross Rents: \$11,820
- Annual NOI: \$6,972
- Cap Rate: 12.31%
- Cash on Cash Return: 25.74%
- ARV (After Repair Value): \$61,237.26
- Repair Estimate: \$11,650
- Equity After Stabilized: 7.51%

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### **Highlights**

- Newer Roof
- Newer Flooring
- Strong Cash on Cash Return
- Minor work needed

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### **Repair Estimate**

**Total Estimated Repair Range(Mostly Optional): \$8,000 - \$12,000**

<https://docs.google.com/spreadsheets/d/19TfphAnfsLMBQ4KNUGkOiLA8I6eWA-wM/edit?usp=sharing&ouid=118178084667985443781&rtpof=true&sd=true>

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### **Current & Estimated Rental Analysis**

[View Rental Analysis](#)



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## Utilities

- Heat: Tenant
- Electric: Tenant
- Water/Sewer: Landlord
- Trash: Tenant

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## Property Details

- Beds: 3
- Baths: 1
- Square Footage: 954.0 SF (calculated off of floor plan scans)
- Lot Size: 1,875
- Year Built: 1895
- Zoning: R - Residential
- Heat: Oil Furnace, Needs serviced
- Electric: 125 amp, General Electric
- Plumbing: Copper / Some Pex replaced
- Water: Public
- Sewer: Public
- Roof: New within last 5 years
- Foundation: Stone
- Windows: Double Hung, Fair condition
- Water Heater: Rheem, Approx 7 years old.
- Flooring: LVP
- Flood Zone: No
- Mold Noted: No
- Water Damage: Potentially from old roof and old plumbing leaks
- Water in Basement: no
- Taxes: \$335



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## **Comparable Sales/CMA**

*\*we recommend any potential investor do their own due diligence and use these as a point of reference only*

### **ARV (After Repair Value) Comps:**

[https://www.zillow.com/homedetails/1644-W-Walnut-St-Coal-Township-PA-17866/78730544\\_zpid/](https://www.zillow.com/homedetails/1644-W-Walnut-St-Coal-Township-PA-17866/78730544_zpid/)

3 bed, 1 bath, 1,144 sqft, 871.2 sqft lot, 0.5 miles from subject property

Sold for \$82,500 on 7/31/25, DOM (days on market): 9

Price Per Square foot: \$72.12

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[https://www.zillow.com/homedetails/821-W-Spruce-St-Coal-Township-PA-17866/78728001\\_zpid/](https://www.zillow.com/homedetails/821-W-Spruce-St-Coal-Township-PA-17866/78728001_zpid/)

3 bed, 2 bath, 950 sqft, 625 sqft lot, 0.3 miles from subject property

Sold for \$57,000 on 9/30/2025, DOM (days on market): Not Available

Price Per Square foot: \$60

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[https://www.zillow.com/homedetails/104-S-2nd-St-Shamokin-PA-17872/78727544\\_zpid/](https://www.zillow.com/homedetails/104-S-2nd-St-Shamokin-PA-17872/78727544_zpid/)

3 bed, 1 bath, 1,133 sqft, 960 sqft lot, 2.8 miles from subject property

Sold for \$68,500 on 2/23/24, DOM (days on market): 39 days

Price Per Square foot: \$60.46

### **ARV (After Repair Value) Estimate**

Average PPSF: \$64.19

Subject Property Sqft: 954

ARV Estimate: \$61,237.26

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### **As-Is Comps:**

[https://www.zillow.com/homedetails/23-N-6th-St-Shamokin-PA-17872/78724006\\_zpid/](https://www.zillow.com/homedetails/23-N-6th-St-Shamokin-PA-17872/78724006_zpid/)

3 bed, 1 bath, 1,176 sqft, 1,742.4 sqft lot, 3 miles from subject property

Sold for \$50,000 on 9/29/25, DOM (days on market): 18 days

Price Per Square foot: \$43

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[https://www.zillow.com/homedetails/1128-W-Arch-St-Coal-Township-PA-17866/78726107\\_zpid/](https://www.zillow.com/homedetails/1128-W-Arch-St-Coal-Township-PA-17866/78726107_zpid/)

3 bed, 1 bath, 1,008 sqft, 871.2 sqft lot, 0.4 miles from subject property

Sold for \$38,500 on 4/18/25, DOM (days on market): 17 days

Price Per Square foot: \$38

[https://www.zillow.com/homedetails/1215-W-Pine-St-Coal-Township-PA-17866/78728016\\_zpid/](https://www.zillow.com/homedetails/1215-W-Pine-St-Coal-Township-PA-17866/78728016_zpid/)

2 bed, 2 bath, 852 sqft, 1,742.4 sqft lot, 0.5 miles from subject property

Sold for \$48,000 on 3/4/2025, DOM (days on market): 9 days

Price Per Square foot: \$56

### **As-Is Value**

Average PPSF: \$45.66

Subject Property Sqft: 954

As-Is Estimate: \$43,559.64

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## **\$ Estimated Market Rents**

### **Rent-o-Meter:** [Rentometer Rents](#)

- Average Rents
  - 3 bed, 1 bath: \$985

### **Other Resource Title (zillow):** [Zillow 3 Bed for Rent](#)

- Average Rents
  - 3 bed, 1 bath: \$1,047.71



## **Town Overview**

Coal Township is a small community in Northumberland County, Pennsylvania, known for its rich coal mining history. The town features a blend of residential neighborhoods and local businesses. Its proximity to larger cities provides residents with access to additional amenities and services.

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- **Economic/Jobs:** The local economy is primarily driven by healthcare, retail, and manufacturing sectors, with a significant portion of the workforce employed in service-oriented jobs.
- **Education:** The area is served by the Shamokin Area School District, which includes elementary, middle, and high schools.
- **Lifestyle & Amenities:** Residents enjoy a small-town lifestyle with access to parks and recreational facilities. Local events and community gatherings foster a strong sense of community. Dining and shopping options are available, though limited compared to larger urban areas.
- **Transport Links:** Coal Township is accessible via state routes, with public transportation options available for commuting to nearby towns.

For more details on Coal Township's attractions and local resources, visit:

- <http://www.coaltownship.org>

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## **Contact Us to Schedule a Walkthrough**

### **MW / CORE Real Estate Team**

- **Team-** 484-791-6200
- **Office-** 610-321-3730
- **deals@mycoreteam.pro**
- **Website:** [www.mycoreteam.pro](http://www.mycoreteam.pro)



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