

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

222, 223, 224 A&B E 3rd Street, Lewistown, PA 17044

4-Units: 3 Property Package! (2 SFR and 1 Duplex)

Asking Price: \$170,000



Images and all deal info courtesy of Devin Bowersox via agreement:

Melito and Koch Team- Realty ONE Group Supreme



Photos Link

**GIS Map and Floor Plans Included*

<https://photos.app.goo.gl/y9MjWzT54iRwxN7W6>



Buy & Hold Overview

Current

- Units: 4 (2- SFR, 1 Duplex)
- Gross Rents: \$3,100
- Annual NOI: \$20,160
- Cap Rate: 11.86%
- Cash on Cash Return: 19.20%
- Lease Type: Month to Month Leases

Projected

- Units: 4 (2- SFR, 1 Duplex)
 - Gross Rents: \$3,700
 - Annual NOI: \$25,920
 - Cap Rate: 12.96%
 - Cash on Cash Return: 23.99%
 - ARV (After Repair Value): \$236k conservatively based on comps
 - Repair Estimate: \$30k-\$40k
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Highlights

- 3 Properties side by side
 - Proximity to local amenities
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Repair Estimate

Total Estimated Repair Range: \$30,000-\$40,000 to turn the units.

**This is not a high-end estimate to drastically update each unit to a high-end ARV finish*

https://docs.google.com/spreadsheets/d/1CtiFS8jtJQu3allzKS5T9DGi_BEXmkue/edit?usp=sharing&ouid=117133840404685442397&rtpof=true&sd=true

Current & Estimated Rental Analysis

<https://docs.google.com/spreadsheets/d/1Q5TAS9hGPWE-mXEcNqeelqrZVNU95WCOTto0Ltm9Ayl/edit?usp=sharing>

Utilities

- Heat: Heat is paid by tenants
 - Electric: Electric metered separately, tenants pay
 - Water/Sewer: Metered separate, could be paid by tenants
 - Trash: Landlord pays, could be passed off to tenants
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Property Details

- Units: 4 (2- SFR, 1 Duplex)
- Lot Size: 0.04, 0.03, & 0.03
- Year Built: 1930, 1950, & 1955
- Zoning: Residential
- Stories: 2 each building
- Heat: Oil/Electric Baseboard
- Electric: All units have minimum of 100amp panels with romex wiring
- Plumbing: Copper, PVC, some pex
- Water: public
- Sewer: public
- Roof: Metal/rubber, exact age unknown, roughly 20 years old with some repairs made over last 10 years
- Foundation: Stone, no major issues or sagging noted
- Windows: Vinyl replacement
- Water Heater: type, condition, age
- Garage: NONE
- Features: All units are side by side, conveniently located close to all local amenities
- Flooring: Various types, lvp flooring, vinyl, carpet, etc
- Flood Zone: No
- Mold Noted: None noted
- Water Damage: No current water damage or leaks noted
- Water in Basement: none noted
- Taxes: \$3,760 total



Comparable Sales/CMA

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

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ARV (After Repair Value) Comps: See CMA for additional comps

9 Main St, Lewistown, PA 17044

See CMA for additional information

3 units, 4 bed, 3 bath, 3060 sqft, 0.11 acre lot, 0.3 mile from subject property

Sold for \$193,000 on 11/7/25, DOM (days on market): 16

Price Per Unit: \$63,000

140 W Market St, Lewistown, PA 17044 (Mid Grade {Outdated Property with one unit needing renovations completed} - See CMA for photos and details. Based on interior photos it is well kept but outdated)

3 Units, 6 bed, 3 bath, 2344 sqft, 0.11 acre lot, 0.6 miles from subject property

Sold for \$150,000 on 12/01/2024, DOM (days on market): 45

Price Per Unit: \$50,000

https://www.zillow.com/homedetails/700-702-S-Main-St-Lewistown-PA-17044/449887143_zpid/

700-702 S Main St, Lewistown, PA 17044

3 Units, 7 bed, 3 bath, 3572 sqft, 0.13 acre lot, 0.9 miles from subject property

Sold for \$195,000 on 12/27/2024, DOM (days on market): 40

Price Per Unit: \$65,000

ARV (After Repair Value) Estimate

Average PPU (Price Per Unit): \$59,000

Subject Property Units: 4

Conservative ARV Estimate: \$237,000

CMA LINK:

SFR CMA



1. https://drive.google.com/file/d/17Jm5tvLkIX218bmsM1AmbSr50xVlabal/view?usp=drive_link

Multi-Family CMA

2. https://drive.google.com/file/d/17EQ6INsIE71Y8vHjgDMCb5wmwxhxooKx/view?usp=drive_link

\$ Estimated Market Rents

Zillow:

https://www.zillow.com/homedetails/20-Spring-St-APT-5-Lewistown-PA-17044/2081211240_zpid/

- 2 Bed/1 Bath
 - \$795/mo W/S/T Included
 - Electric Baseboard Heat

https://www.zillow.com/homedetails/22-N-Main-St-D-Lewistown-PA-17044/2083365421_zpid/

- 1 Bed/1 Bath
 - \$700/mo W/S/T Included
 - Electric Baseboard Heat

https://www.zillow.com/homedetails/Lewistown-PA-17044/230473309_zpid/?utm_campaign=zillowwebmessage&utm_medium=referral&utm_source=txtshare

- 3 Bed/1 Bath House
 - \$950/mo + pet fee

https://www.zillow.com/homedetails/20-S-Main-St-503-Lewistown-PA-17044/418272897_zpid/?utm_campaign=zillowwebmessage&utm_medium=referral&utm_source=txtshare

- 2 Bed/1 Bath
 - \$950/mo
 - Tenant pays all utilities



https://www.zillow.com/homedetails/Lewistown-PA-17044/457828702_zpid/?utm_campaign=zillowwebmessage&utm_medium=referral&utm_source=txtshare

- 2 Bed/1 Bath
 - \$950/mo
 - Tenant pays all utilities

https://www.zillow.com/homedetails/214-Logan-St-Lewistown-PA-17044/230473254_zpid/?utm_campaign=zillowwebmessage&utm_medium=referral&utm_source=txtshare

- 4 Bed/1 Bath
 - \$1590/mo
 - Tenant pays all utilities

https://www.zillow.com/homedetails/7-S-Juniata-St-E-Lewistown-PA-17044/454571711_zpid/

- 1 Bed/1 Bath
 - \$750/mo W/S/T Included
 - Electric Baseboard Heat

Trulia:

<https://www.trulia.com/home/address-not-disclosed-lewistown-pa-17044-454932166>

- 2 Bed/1 Bath - Newly Renovated
 - \$850/mo W/S Included
 - Electric Baseboard Heat



Town Overview

Lewistown, Pennsylvania, is a small town located in Mifflin County in the Juniata River Valley. Known for its rich railroad and industrial history, it serves as a gateway to outdoor recreation in central Pennsylvania. The town features a charming downtown, local eateries, and a strong sense of community.

- Economic/Jobs: In Lewistown, PA—home to roughly 21,200 workers—Manufacturing (≈4,470 jobs), Health Care & Social Assistance (≈3,860 jobs), and Retail Trade (≈2,270 jobs) dominate the economy, with the most



common occupations being Office & Administrative Support, Material Moving, and Production roles (datausa.io).

- Education: Lewistown, PA is served by the Geisinger School of Nursing RN program, Mifflin County School District's K–12 network—including East Derry, Lewistown Elementary & Intermediate, Strodes Mills Elementary, Indian Valley, Mifflin County Middle & Junior High, Mifflin County High School (grades 10–12), the Mifflin County Academy of Science & Technology vocational center, plus private/parochial options like Sacred Heart of Jesus School. (en.wikipedia.org, nces.ed.gov)
- Lifestyle & Amenities: Lewistown offers a relaxed small-town lifestyle with affordable living—housing costs are about 11% below the Pennsylvania average—while featuring a cozy downtown with local shops, a couple of breweries, eateries, and year-round community events like Goose Day and farmers' markets (areavibes.com, theadventuresabound.com, bestplaces.net). Outdoor amenities are a major draw, with Rec Park and Victory Park in town—boasting walking trails, river access, sports fields, a pool and playground—and nearby state parks for hiking, fishing, and camping (homes.com). Despite limited public transit (0% transit usage), residents enjoy a strong sense of community in a family-oriented setting complemented by essential services like healthcare, parks, and grocery options (mcidc.org).
- Transport Links: Lewistown, PA is connected via the Amtrak Pennsylvanian train (one daily round-trip) at the historic Lewistown Station, served by Greyhound and Fullington/Trailways intercity buses (plus a local Line 731 bus), with U.S. Routes 22/322/522 running through town, access to Mifflin County Airport for general aviation, and links to Harrisburg International Airport via car or bus/train transfers (en.wikipedia.org).

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

- <https://www.visitpa.com/explore/regions/allehenies/lewistown/>

Contact Us to Schedule a Walkthrough

- CORE Real Estate Team
 - Realty ONE Group Supreme
 - Team- 484-791-6200
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