

The Melito & Koch Team
Realty ONE Group Supreme
(Lenny Wyda) Direct Line: 570-413-0921
Office: 610-398-9802
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****Assignment of Contract Deal***

1120 Market St. Washingtonville, PA 17884

Asking Price: \$395,000



Images and all deal info courtesy of **Lenny Wyda**

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Buy & Hold Overview

Current

- Units: **6**
- Gross Rents: **VACANT**
- Annual NOI: **0**
- Cap Rate: **0%**
- Cash on Cash Return: **0%**
- Equity Upon Purchase: **0% Around Market Value (limited recent comps for 5+ units)**
- Lease Type: **Vacant**

Projected

- Units: **6**
- Gross Rents: **\$5,600**
- Annual NOI: **\$67,200**
- Cap Rate: **9.57%**
- Cash on Cash Return: **8.78%**
- ARV (After Repair Value): **No repairs needed**
- Repair Estimate: **No repairs needed**

***This property has a successful history of being a mid-term rental from power plant workers and hospital workers from Danville. Included in this analysis (but not shown above) are those projected numbers.**



Photos Link

**GIS Map and Floor Plans Included*

<https://photos.app.goo.gl/AL7ue6dPaDVRetBcA>

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Highlights

- Large Lot
- Rent ready / Fully Furnished
- Located next to public park
- Central to multiple towns



Repair Estimate

Total Estimated Repair Range: No repairs needed to be rented



Current & Estimated Rental Analysis

<https://docs.google.com/spreadsheets/d/1biN6WiYQX2F2rU1AG-AaYIZ50Wevd9tyPmec4plmd70/edit?usp=sharing>

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Utilities

- Heat: Main house (3 unit) 1 Oil furnace paid by landlord, Rear house (2 unit) baseboard electric paid by tenant, (Trailer) Propane was paid by landlord, can be pushed off on tenant.
- Electric: Split
- Water/Sewer: Landlord, one bill
- Trash: Landlord
- Wifi: Tenant



Property Details

- Units: 6 (Main House 1,752 sqft - 3 units) (Rear House - Approx 924 sqft - 2 units) (Trailer - Approx 1,000 sqft) (Total: Approx = 3,676 sqft)
- Lot Size: 0.50
- Year Built: 1910
- Zoning: I-R
- Stories: Main House 2, Rear house 2, trailer 1
- Heat: (Oil Furnace Main House Installed 2011) (Baseboard electric Rear House) (Propane in Trailer installed 2010)
- Electric: (Main House) - General Electric + Square D Panels (Rear House) - Cuttler-Hammer Panel in units + Square D in Laundry room (Trailer) - Federal Pacific *recommended to be replaced
- Plumbing: Mostly copper, some pex replaced
- Water: Well, water softener
- Sewer: Public
- Roof: Metal
- Foundation: (Main house - Stone) (Rear house - Slab)
- Windows: Double Pane in good condition, some wooden in main house
- Water Heater: (Main House 2020) - (Rear House 2023)
- Garage: Street parking / Parking in rear of property. No garage.

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- Features: Water Softener, Laundry Room, Large Corner Lot
- Flooring: LVP all newer
- Flood Zone: No
- Mold Noted: No
- Water Damage: No
- Water in Basement: No
- Taxes: \$2,374.68



Comparable Sales/CMA

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

As-Is Value Comps:

https://www.zillow.com/homedetails/507-Dewart-St-Danville-PA-17821/2086783580_zpid/ (Similar Condition)

5 Units, 9 bed, 5 bath, 3,900 sqft, 8,712 acre lot, 8.9 miles from subject property

Sold for \$325,000 on 11/26/24, DOM (days on market): 29

Price Per Unit: \$65,000

https://www.zillow.com/homedetails/26-Balschi-Rd-Danville-PA-17821/2052843270_zpid/ (Lesser condition)

5 Units, 5 bed, 5 bath, 2,516 sqft, 0.34 acre lot, 6.2 miles from subject property

Sold for \$287,500 on 4/4/24, DOM (days on market): 9 days sold over asking price

Price Per Unit: \$57,500

https://www.zillow.com/homedetails/4-Kindt-Rd-Danville-PA-17821/2053660670_zpid/ (Lesser condition)

5 Units, 8 bed, 5 bath, 3,339 sqft, 0.34 acre lot, 6.5 miles from subject property

Sold for \$295,000 on 2/12/24, DOM (days on market): 9 days sold over asking price

Price Per Unit: \$59,000

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As-Is Value Estimate

Average PPU (Price Per Unit): \$60,500

Subject Property Units: 6

As-Is Estimate: $\$60,500 \times 6 = \$363,000$

\$ Estimated Market Rents

Rent-o-Meter: <https://www.rentometer.com/analysis/1-bed/1120-market-st-washingtonville-pa/irp5tIs5TV4>

- Average Rents

- 1 bed, 1 bath: \$1,050

- 2 bed 1 bath: \$1,223

HUD Fair Market:

https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2025_code/2025summary.odn

- Average Rents

- 1 bed, 1 bath: \$1,000

- 2 bed 1 bath: \$1,231



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Town Overview

Washingtonville, PA is a small rural borough near Danville, home to Geisinger Medical Center, a major regional employer. It offers quiet living with access to jobs, shopping, and services in nearby Bloomsburg and Lewisburg. The local economy benefits from agriculture and surrounding healthcare and education hubs.

- **Economic/Jobs:** Washingtonville, PA's economy is anchored by agriculture and small local businesses, with a 4.8% unemployment rate, about 22.9% projected job growth over the next decade, and a workforce spread across farming, transportation, sales, food service, healthcare, and education—supporting a median household income around \$47,750.
- **Education:** Washingtonville is a small rural borough near major job centers like Geisinger Medical Center in Danville. Its economy is driven by agriculture, local services, and access to regional employment in healthcare, education, and light industry. The area is served by the Danville Area School District and Columbia-Montour Vo-Tech, with nearby private schools and higher education options such as Bloomsburg and Bucknell Universities.
- **Lifestyle & Amenities:** Washingtonville, PA offers a quiet, country lifestyle with a strong sense of community and a slower pace of life. While the borough itself is small with limited commercial amenities, residents enjoy nearby access to shopping, dining, and healthcare in Danville, Bloomsburg, and Lewisburg. Outdoor enthusiasts benefit from the surrounding farmland, nearby state parks, and the scenic Susquehanna River for recreation.
- **Transport Links:** Washingtonville is primarily car-dependent—about 93% of residents drive alone (average commute ~19 min)—but it's served by River Valley Transit buses, sits along PA Route 254 for regional road access, and offers nearby access to Amtrak via Wilkes-Barre as well as airports within an hour's drive

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Contact Us to Schedule a Walkthrough

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