

The Melito & Koch Team
Realty ONE Group Supreme

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The Morrow-Wargo Group

ONE REALTY ONE GROUP
SUPREME



ANY PROPERTY, CONDITION, OR SITUATION

**Assignment of Contract Deal*

396 S Center St. Pottsville, PA 17901

The Atkins Mansion

Asking Price: \$775,000



Images and all deal info courtesy of Lenny Wyda

****Assignment of Contract Deal***



Buy & Hold Overview

Current

- Units: 4
- Gross Rents: \$95,177.32
- Annual NOI: \$50,029.90
- Cap Rate: 6.95%
- Cash on Cash Return: 6.72%
- Current Market Value: Appraised at \$905,000 in 2021
- Equity Upon Purchase: 20.44% *based on past appraisal, due diligence recommended
- Lease Type: (Social Workers) 2 years, end date 7/14/27 (Turkey Distributor) 1 year end date, 10/31/25

(Social workers) Basement:

1,000sq ft: 10.76 per sq ft per year = 896.666 m/o 10,760 y/r

(Turkey distributor) First floor:

1,984 sq ft: (Base Rent) \$2,000 m/o + (Utilities) \$1,130 = \$3130 m/o 37,560 y/r

(Social workers) Second Floor:

562 sq ft used: 10.76 per sq ft per year = \$503.93 m/o 6,047.12 y/r

(Social workers) Third floor:

1,900 sq ft: 10.76 per sq ft per year = \$1,703.66 m/o 20,444 y/r

Projected (2nd floor fully rented, parking lot monetized)

- Units: 4
- Gross Rents: \$131,316.75 *based on market rents and fully occupied
- Annual NOI: \$80,750.12
- Cap Rate: 11.22%
- Cash on Cash Return: 24.57%

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Seller Finance Terms

- **Loan amount \$720,000**
- **Term length: 30 years**
- **Interest Rate: 4.5%**
- **Down Payment: 10% (\$72,000)**
- **Monthly payment: \$3,283.32**



Photos Link

**GIS Map Included*

Exterior and Parking:

<https://photos.app.goo.gl/TgMA4wAtno99XwTk8>

Utility Components and common areas:

<https://photos.app.goo.gl/Je2oYQV6iZvcmh8QA>

Basement Floor:

<https://photos.app.goo.gl/SCmYY33CyNDSqCAG8>

First Floor:

<https://photos.app.goo.gl/cUuTgorHpxSHeJjQ6>

Second Floor:

<https://photos.app.goo.gl/kthqaDJRM98M2UQR9>

Third Floor:

<https://photos.app.goo.gl/Dgy5G6X414TyL5A17>

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Previous Appraisal

Appraisal from 2021:

<https://drive.google.com/file/d/1dNuMa71FXdqqgRhferHZ7Le61wAbqT2/view?usp=sharing>



Highlights

- 2 unrenovated storage spaces available for more office space
 - Updated utility components
 - Parking deck
- Additional parking lot across the street able to be monetized
 - Meticulously maintained building

1 2
3 4

Current & Estimated Rental Analysis

Rental Analysis Link

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Parking lot revenue potential:

Parking Payment System Cost Range: \$8,000 - \$10,000

Revenue Potential: (Worse Casinario)

Average rate per hour: \$2-\$5

Revenue Calculation (Low-range example):

- 5 spots × 5 hours/day × 2\$/hour
- = \$50/day
- = ~\$1,500/month
- = \$18,000 y/r

* We got approval from Pottsville City on the use of this parking lot for paid parking. It is hard for us to project revenue on this so we decided to air on the side of caution with the above numbers.



Utilities

- Heat: Landlord pays, charged back to Tenant
- Electric: Split, Tenant
- Water/Sewer: Landlord pays, charged back to Tenant
- Trash: Landlord pays, charged back to Tenant
- Wifi: Tenant

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Property Details

- Units: 4
- Sqft: 13,923
- Lot Size: (Mansion: 0.33 acres) (Parking lots - 4 parcels: 0.47 acres) (TOTAL= 0.80 acres)
- Year Built: 1990
- Zoning: (Mansion: Commercial Office) (Parking lot: Commercial Parking Lot)
- Stories: 3 Above ground, 1 below (Total = 4)
- Heat: Natural Gas, All heating units 15 years old
- Electric: Updated 15 years ago with full renovation
- Plumbing: Updated, no leaks, Updated 15 years with full renovation
- Water: Public
- Sewer: Public
- Roof: Asphalt Shingle, Rubber, 15 years old
- Foundation: Stone
- Windows: All in good condition, 15 years old
- Garage: 3,437 sqft parking Deck and Parking lot across the street
- Flooring: Commercial carpet, tile in common areas and bathrooms
- Flood Zone: no
- Mold Noted: No
- Water Damage: No
- Water in Basement: No
- Taxes: \$17,186.34

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Comparable Sales/CMA

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

Recent Comps: (There are no exact comparables available due to the unique nature of the property.

The following sales are the most recent available for this general property type)

<https://drive.google.com/file/d/1cVi3ZiBMFRvDpHbsibROvwlrDBY-8Di9/view?usp=sharing>

11 Units, **N/A** bed, **N/A** bath, **15,725** sqft, **lot size** acre lot, **0.37** miles from subject property

Sold for **\$925,000** on **3/14/25**, DOM (days on market): **57**

Price Per Unit: **\$84,090.91**

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\$ Estimated Market Rents

***Comparables on the way**

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Town Overview

Pottsville is a small city in eastern Pennsylvania known for its historic roots and as the home of Yuengling, America's oldest brewery. It offers essential amenities, local schools, and access to nearby highways for regional travel. The community is quiet and affordable, with a mix of residential, industrial, and service-based employment.

- **Economic/Jobs:** Pottsville, PA has a historically industrial economy now transitioning toward healthcare, retail, and service-based jobs, with major employers including hospitals, schools, and distribution centers.
- **Education:** Pottsville, PA is served by the Pottsville Area School District, which includes Pottsville Area High School, and is near post-secondary institutions like Penn State Schuylkill and Alvernia University's Pottsville CollegeTowne campus.
- **Lifestyle & Amenities:** Pottsville offers basic amenities including local shops, restaurants, parks, and healthcare facilities. It's home to the Yuengling Brewery and has access to nearby colleges and schools. The area is affordable with a small-town atmosphere.
- **Transport Links:** Pottsville's transportation includes local bus service via Schuylkill Transportation System (STS), access to major roads like Route 61 and I-81, and limited regional rail or air options nearby.

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

- <https://www.pottsvillepa.gov/>

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Contact Us to Schedule a Walkthrough

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Disclosures

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 - This deal must be analyzed individually. Investment returns are not guaranteed. All investors should conduct their due diligence. The Melito & Koch Team, Realty ONE Group Supreme, and associated parties are not liable for any inaccuracies or reliance on this information.