

The Melito & Koch Team
Realty ONE Group Supreme
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12310 US 322 Brookville PA 15825

Asking Price: \$135,000



Images courtesy of **Launce Sault**



Fix and Flip Profit Potential

- ARV (After Repair Value): \$235,000
 - Purchase Price: \$135,000
- Repair Estimate: \$50,000 (higher end with septic)
- Closing and Carrying Costs (10%): \$23,500
 - Profit Potential: \$26,500



Highlights

- Generac Generator Installed
 - Paved Driveway
 - 2 Car Garage
 - 2 Bay Equipment Shed
- NEEDS NEW SEPTIC SYSTEM OR EASEMENT



Photos Link

**GIS Map and Floor Plans Included*

<https://photos.app.goo.gl/SmRm7ZnFW9v38NA9>



Repair Estimate

Total Estimated Repair Range: **\$35,000 to \$50,000**

<https://docs.google.com/spreadsheets/d/127HXpezwFR8gMGIgdaoeDYyNGGptxbYp/edit?usp=sharing&ouid=112002054749772526018&rtpof=true&sd=true>



Property Details

- Beds: **3**
- Baths: **2**
- Square Footage: **1259 above ground sqft, 527 finished below ground, 1786 total finished sqft**
- Lot Size: **1.55A**
- Year Built: **1905**
- Zoning: **Residential**
- Stories: **2**
- Heat: **Gas hot water. Works well, serviced annually.**
- Electric: **100 Amp added in 1995**
- Plumbing: **Mixed. Upgraded as needed. Good condition**
- Water: **Private well. Good condition**
- Sewer: **Septic was sold off with another parcel. Septic system needed.**
- Roof: **Metal roof. 2015**
- Foundation: **Stone and Block**
- Windows: **Modern. 2015**
- Water Heater: **Gas. 2018**
- Garage: **2 Car detach. Very clean with electric**
- Features: **fireplace, pool, wrap-around porch, water softener, etc etc**
- Flooring: **Mixed. Some needs updated**
- Flood Zone: **No**
- Water Damage: **No**
- Water in Basement: **No**



Comparable Sales

**these comps are all pulled from Zillow.com, we recommend any potential investor do their own due diligence and use these as a point of reference only*

ARV (After Repair Value) Comp:

https://www.zillow.com/homedetails/40-Pennsylvania-Ave-Brookville-PA-15825/114712268_zpid/

3 bed, 3 bath, 1950 sqft, .34 acre lot, .7 miles from subject property

Sold for \$244,000 on 9/16/24

PPSF (Price Per Square Foot): \$125

As-Is Comps:

https://www.zillow.com/homedetails/2-Elm-Dr-Brookville-PA-15825/226583291_zpid/

3 bed, 1 bath, 1292 sqft, .27 acre lot, 8.1 miles from subject property

Sold for \$180,000 on 3/10/25

PPSF (Price Per Square Foot): \$139

https://www.zillow.com/homedetails/123-Saver-St-Brookville-PA-15825/114712178_zpid/

3 bed, 2 bath, 1430 sqft, .36 acre lot, 8.0 miles from subject property

Sold for \$190,000 on 12/20/24

PPSF (Price Per Square Foot): \$132

ARV (After Repair Value) Estimate

Average PPSF: \$132 (conservative)

Subject Property Sqft: 1786

ARV Estimate: \$235,752



Town Overview

- **Brookville, PA** is a charming historic borough in Jefferson County, known for its well-preserved 19th-century architecture, role in the lumber industry, and strong community spirit. Nestled along the scenic North Fork Creek, it blends traditional neighborhoods with surrounding rural landscapes and offers a welcoming small-town atmosphere.
- **Economic/Jobs:** Brookville's economy features manufacturing, health care, education, small business retail, and county government services. Tourism also plays a role, with visitors drawn to its historic downtown and proximity to Clear Creek State Park and Cook Forest State Park.
- **Education:** Brookville is served by the Brookville Area School District and is close to the Jefferson County-DuBois Area Vocational-Technical School for career and technical training.
- **Lifestyle & Amenities:** Brookville offers a close-knit, relaxed lifestyle with community events such as the Laurel Festival, local parades, and seasonal fairs. Outdoor enthusiasts enjoy quick access to hiking, fishing, canoeing, and camping in nearby state parks. The town features family-owned restaurants, specialty shops, and antique stores, making it an attractive place for those who value history, nature, and a slower pace of life—all at a more affordable cost than urban areas.



Contact Us to Schedule a Walkthrough

The Melito & Koch Team

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- Facebook: [The Melito & Koch Team](https://www.facebook.com/TheMelitoKochTeam)



Disclosures

- **ORAL CONSUMER NOTICE:**

We are agents, but not YOUR agent until a representation agreement is signed. Real Estate Law requires us to provide a written notice describing various business relationships you may have with a real estate licensee. Information shared at this time is not confidential unless a business relationship is established.

- **HOLD HARMLESS ACKNOWLEDGEMENT:**

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- **DUE DILIGENCE:**

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.