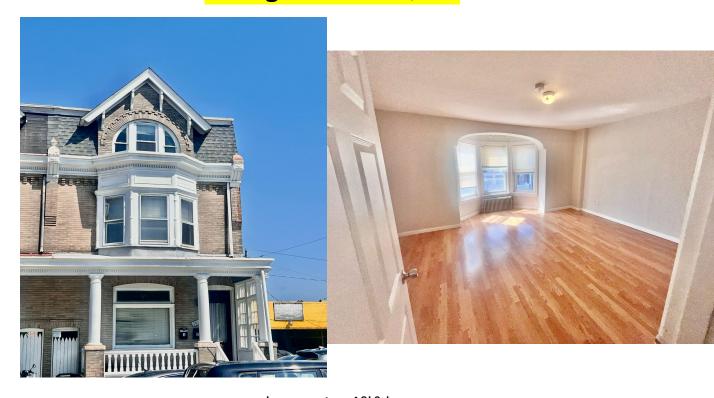




OFF-MARKET FOR LIMITED TIME

1317 W Turner St Allentown PA 18106

Asking Price: \$279,900



Images courtesy of CJ Sabo

🕉 <mark>By The Numbers</mark>

Purchase Price: \$279,900Repair Estimate: \$10,000

• Current monthly gross: \$3,000







- 2-unit property in high demand market
 - Turn-key investment



https://drive.google.com/drive/folders/1SdXmCdcbESQIQ99z4Lg8kF6KMKVV MxRI?usp=sharing



Unit 1

Beds: 1 (walkthrough)

Baths: 1

Square Footage: 800 sq ft

Rent: \$1,300 MTM Lease (vacating 9/1/2025)

Has access/use to detached garage in rear, laundry in basement





Unit 2

Beds: 4Baths: 1

Square Footage: 1200 sq ft

• Rent: \$1,700 (section 8) 12-mo lease in place (Ends October, wants to renew)

Additional Details

Lot Size: 0.04 AcresYear Built: 1910Zoning: Residential

Stories: 3

Heat: Gas primarily (1 bedroom has electric baseboard)

Electric: 100 Amp Age unknown. Separated electric panels

Plumbing: Mix. Upgraded as needed over the years.

Water: PublicSewer: Public

• Roof: Shingle, Age unknown. No Leakes

• Foundation: Block

• Windows: Original wood, some vinyl

Water Heater: Electric. Condition and age unknown.

Garage: 1 car detached (first floor tenant use)

 Features: Original hardwood floors in many rooms, common area, detached garage, covered front porch.

• Flooring: Mixed. hardwood floors, LVP

Flood Zone: No

Mold Noted: Unconfirmed

Water Damage: Minimal noted

Water in Basement: Signs of previous water







*these comps are all pulled from the GLVR MLS database, 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://portal.onehome.com/en-US/share/1039421L94096

317 N 15th St Allentown PA 18102

2-Unit: 1/1 & 3/1

Gross Monthly Income per Listing= \$2,400 (estimated based on vacancy)

Sold for \$290,000 on March 27, 2025

PPSF (Price Per Square Foot): \$146

Mid Range ARV

https://portal.onehome.com/en-US/share/1039423K30063

116 12th St. Allentown PA 18102

2-Unit: 0/1 & 3/2

Gross Monthly Income per Listing= \$2,850

Sold for \$290,000 on 4/28/2025

PPSF (Price Per Square Foot): \$149

Mid Range ARV



Allentown, Pennsylvania, is the third-largest city in the state and part of the Lehigh Valley, known for its industrial history and revitalized downtown. It blends historic charm with modern development, featuring attractions like the Allentown Art Museum and Coca-Cola Park. The city also offers a growing arts scene, diverse dining, and easy access to nearby nature trails and parks.

• **Economic/Jobs:** Allentown's economy has transitioned from its manufacturing roots to a more diverse mix of industries, including healthcare, education, logistics, and professional services. Major employers include Lehigh





Valley Health Network, Air Products, and PPL Corporation. The city has also seen growth in warehousing and distribution due to its strategic location near major highways and metropolitan areas. Revitalization efforts have attracted new businesses to the downtown area, contributing to job creation and economic development.

- **Education:** Allentown is served by the Allentown School District, one of the largest in Pennsylvania, offering numerous elementary, middle, and high schools. The area also includes charter and private school options, providing families with a range of educational choices. Nearby colleges such as Muhlenberg College, Cedar Crest College, and Lehigh University support higher education and offer opportunities for community engagement and workforce development.
- **Lifestyle & Amenities:** Allentown offers a dynamic lifestyle with a mix of urban and suburban amenities, including vibrant arts, music, and theater scenes. Residents enjoy attractions like the Allentown Fairgrounds, the Da Vinci Science Center, and Coca-Cola Park for IronPigs baseball. The city also features parks, trails, and easy access to the nearby Lehigh River for outdoor recreation, along with a growing dining and craft brewery scene.

Contact Us to Schedule a Walkthrough

The Morrow Wargo Group

Team Line: 484-791-6200

Email: admin@morrowwargo.comWebsite: www.morrowwargo.com



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:

All investment data is for informational purposes only. Real estate investment carries inherent risk. The Melito & Koch





Team and associated entities are not liable for any reliance on the data provided. Always conduct your due diligence and consult financial/legal advisors.

• 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.