

The Melito & Koch Team  
Realty ONE Group Supreme  
Lenny Wyda: 570-413-0921  
Office: 610-398-9802  
[Lenny@melitoandkoch.com](mailto:Lenny@melitoandkoch.com)



***\*Assignment of Contract Deal***

---

**400 S Center St. Pottsville, PA 17901**

**Asking Price: \$355,000**

**\*Purchase Price Plus Assignment Fee**



Images courtesy of **Lenny Wyda**

---

*\*Assignment of Contract Deal*



## **Buy & Hold Overview**

### **Current**

- Units: **4**
- Gross Rents: **\$1,200**
- Annual NOI: **\$14,400**

### **Projected**

- Units: **4**
- Gross Rents: **\$60,067.80**
- Annual NOI: **\$36,463.59**
- Cap Rate: **11.22%**
- Cash on Cash Return: **13.85%**
- Repair Estimate: **\$40,000**

---

### **Seller Finance Terms:**

- **Loan amount \$325,000**
  - **Term length: 30 years**
  - **Interest Rate: 5.5%**
  - **Down Payment: 10% (\$32,500)**
  - **Monthly payment: \$1,660.78**
-

The Melito & Koch Team  
Realty ONE Group Supreme  
Lenny Wyda: 570-413-0921  
Office: 610-398-9802  
[Lenny@melitoandkoch.com](mailto:Lenny@melitoandkoch.com)



### *\*Assignment of Contract Deal*



## **Photos Link**

*\*GIS Map and Floor Plans Included*

**Store Front/Basement/Garage+Exterior:** <https://photos.app.goo.gl/FEifAfSCH8sbUA1D7>

**2nd Floor Apartment:** <https://photos.app.goo.gl/MQWPdQF98TE8Raja7>

**3rd Floor Apartment:** <https://photos.app.goo.gl/cEEvfnG9Ds62cBDx8>



## **Highlights**

- Mixed use
- Additional Income from Garage Rent (long term tenant)
- Central Location
- Updated utility components



## **Repair Estimate**

Total Estimated Repair Range: **30k-50k**

[https://docs.google.com/spreadsheets/d/18dIUZRjcs\\_LeRBjls4iS3-4bGreOMbb/edit?usp=drive\\_link&ouid=109291160960212470518&rtpof=true&sd=true](https://docs.google.com/spreadsheets/d/18dIUZRjcs_LeRBjls4iS3-4bGreOMbb/edit?usp=drive_link&ouid=109291160960212470518&rtpof=true&sd=true)

1 2  
3 4

## **Current & Estimated Rental Analysis**

**Rental Analysis Link**

**\*Assignment of Contract Deal**



## **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



## **Property Details**

- Units: 4 (Store front, 3 Bed Apartment, 2 Bed Apartment, Garage Space)
- Sqft: 4,560
- Lot Size: .06 acres
- Year Built: 1900
- Zoning: Commercial Combination
- Stories: 3
- Heat: Natural Gas, Services regularly by HVAC Company renting garage space, 10 years old
- Electric: Each unit has separate panels and meters, all updated in last 10 years
- Plumbing: Mainly updated Pex, 3rd floor unrenovated space could be original copper plumbing
- Water: public
- Sewer: public
- Roof: Rubber, 10 years old
- Foundation: Stone, Good condition
- Windows: Vinyl, Good condition, 10 years old
- Water Heater: Hydro Jet, Age unknown, Good condition
- Garage: In rear of property, currently rented
- Flooring: LVP, Tile, Hardwood

The Melito & Koch Team  
Realty ONE Group Supreme  
Lenny Wyda: 570-413-0921  
Office: 610-398-9802  
[Lenny@melitoandkoch.com](mailto:Lenny@melitoandkoch.com)



### *\*Assignment of Contract Deal*

- Flood Zone: No
- Mold Noted: No
- Water Damage: No
- Water in Basement: No
- Taxes: \$1,444.51

---

## \$ Estimated Market Rents

### Apartments:

### Rent-o-Meter:

[Rentometer Link: Average rent near 400 North Centre Street, Pottsville, PA \[any size\]](#)

- Average Rents
  - 2 bed, 1 bath: \$779
  - 3 bed 1 bath: \$1,250

### Bright MLS:

#### 3 Bed:

[https://drive.google.com/file/d/1M04Bdu\\_4nmriVMcofRiXm4obQiHU\\_I\\_P/view?usp=drive\\_link](https://drive.google.com/file/d/1M04Bdu_4nmriVMcofRiXm4obQiHU_I_P/view?usp=drive_link)

#### 2 Bed:

[https://drive.google.com/file/d/1azfIM4KKHK2-BdBwKzlaqHU5geP3C7ZY/view?usp=drive\\_link](https://drive.google.com/file/d/1azfIM4KKHK2-BdBwKzlaqHU5geP3C7ZY/view?usp=drive_link)

### Average Rents

- 2 bed, 1 bath: \$1,025
- 3 bed 1 bath: \$1,150

The Melito & Koch Team  
Realty ONE Group Supreme  
Lenny Wyda: 570-413-0921  
Office: 610-398-9802  
[Lenny@melitoandkoch.com](mailto:Lenny@melitoandkoch.com)



### ***\*Assignment of Contract Deal***

#### **Store Front:**

#### **Bright MLS:**

[https://drive.google.com/file/d/1QPs6He2TD55ljMNE-BUy9L-HydcZ3tEj/view?usp=drive link](https://drive.google.com/file/d/1QPs6He2TD55ljMNE-BUy9L-HydcZ3tEj/view?usp=drive_link)

- Average Rents
    - \$1,125
-

The Melito & Koch Team  
Realty ONE Group Supreme  
Lenny Wyda: 570-413-0921  
Office: 610-398-9802  
[Lenny@melitoandkoch.com](mailto:Lenny@melitoandkoch.com)



### ***\*Assignment of Contract Deal***



## **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/>

The Melito & Koch Team  
Realty ONE Group Supreme  
Lenny Wyda: 570-413-0921  
Office: 610-398-9802  
[Lenny@melitoandkoch.com](mailto:Lenny@melitoandkoch.com)



***\*Assignment of Contract Deal***



**Contact Us to Schedule a Walkthrough**

### **The Melito & Koch Team**

- Lenny Wyda Direct Line: 570-394-8755
  - Lenny Wyda Email: [Lenny@melitoandkoch.com](mailto:Lenny@melitoandkoch.com)
  - Website: [melitoandkoch.com](http://melitoandkoch.com)
  - Facebook: [The Melito & Koch Team](https://www.facebook.com/TheMelito&KochTeam)
-



The Melito & Koch Team  
Realty ONE Group Supreme  
Lenny Wyda: 570-413-0921  
Office: 610-398-9802  
[Lenny@melitoandkoch.com](mailto:Lenny@melitoandkoch.com)



### ***\*Assignment of Contract Deal***



## **Disclosures**

- **ORAL CONSUMER NOTICE:**
  - The Real Estate Law requires that I provide you with a written notice that describes the various business relationship choices that you may have with a real estate licensee. Since we are discussing real estate without you having the benefit of the consumer notice, I have the duty to advise you that any information you give me at this time is not considered to be confidential, and any information you give me will not be considered confidential unless and until you and I enter into a business relationship. At our first meeting I will provide you with a written consumer notice which explains those business relationships and my corresponding duties to you.
- **HOLD HARMLESS ACKNOWLEDGEMENT:**
  - The information contained in this email, including attachments, is confidential and may be legally privileged. It is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient, please notify the sender immediately and delete this email. Real estate investment carries inherent risk, and this email does not constitute legal or financial advice. While I strive to provide accurate and up-to-date information, I make no warranties regarding the correctness of the data or the viability of the investment strategies discussed. By using the information provided, you agree to hold harmless The Morrow Wargo Group, Realty ONE Group Supreme, or any other entity related to our relationship- for any reliance on the content of this correspondence. Investment decisions should be made based on your own due diligence and consultation with financial and legal advisors. As a real estate agent, I provide services to assist in purchasing properties and analyzing data; however, the ultimate responsibility for investment decisions lies with the investor.
- **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.