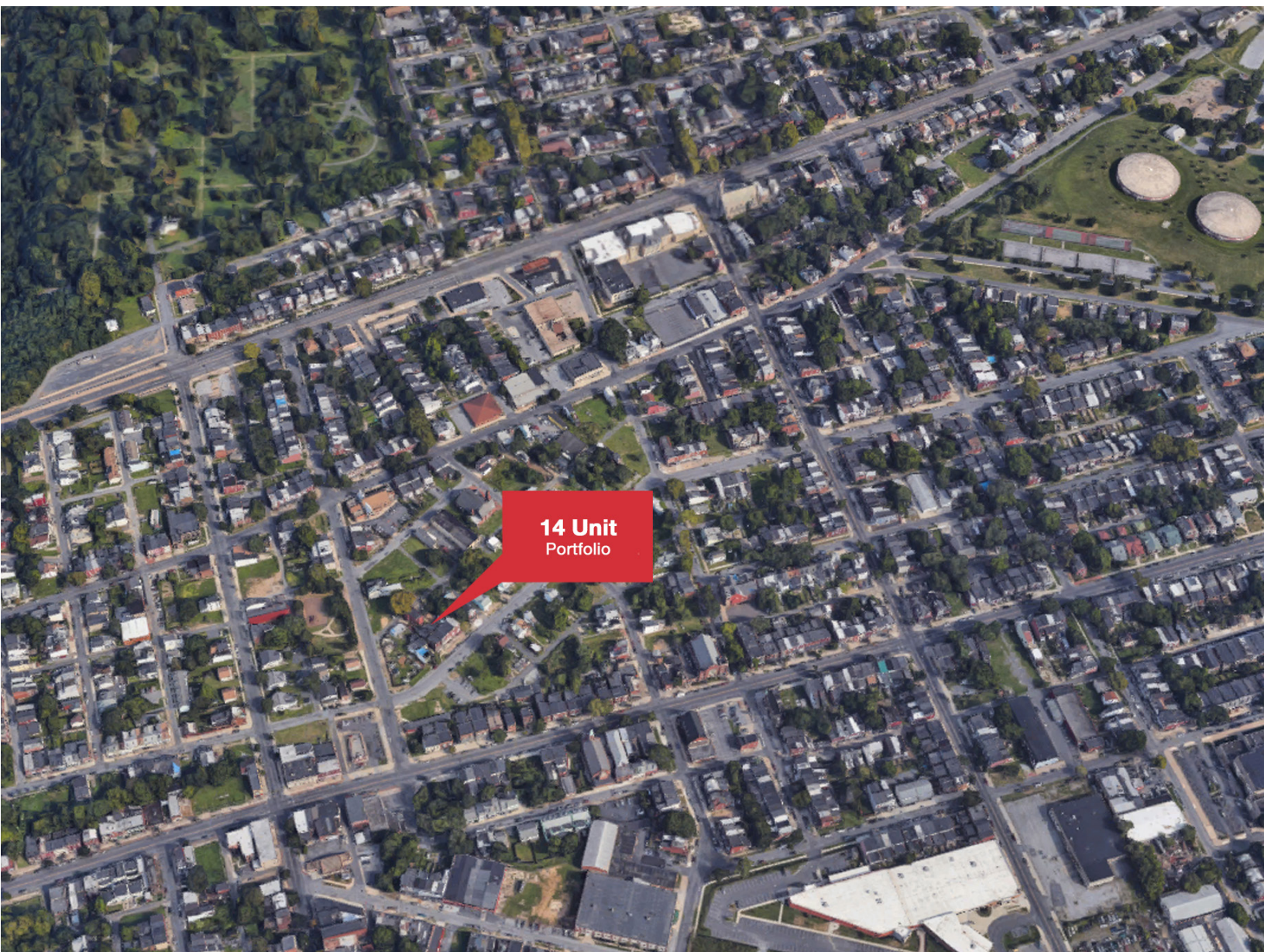



# FOR SALE



## 1414 Regina Street, 1411 Bombaugh Avenue, and 2135 - 2139 N. 4th Street Harrisburg, PA 17103

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. NAI CIR, 1015 Mumma Road, Wormleysburg, PA 17043 PA License #RB024320A

 Pete Higgins  
+1 717 761 5070  
phiggins@naicir.com

 1015 Mumma Road  
Lemoyne, PA 17043  
www.naicir.com

**NAICIR**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# FOR SALE

14 Unit Investment Property



## 14 Unit Investment Portfolio, Harrisburg, PA

### Property Highlights:

- 100% Occupancy
- Below market rents
- Easily managed
- Quick access to public transportation
- Convenient highway accessibility
- 11% CAP rate with a \$59,097 NOI

### Property Description:

Well-maintained fully leased multifamily investment portfolio is available for sale. Investment portfolio consists of three buildings with a total of 14 apartment units. Units include 1 bedroom/1 bath, 2 bedroom/1 bath, 3 bedroom/1 bath and studio units. Available investment is close to public transportation, readily accessible parking, and quick access to all major highways. All units are annually inspected by the City of Harrisburg. Vacant lot is included in the sale as well.

### Location Description:

The multifamily investment properties are centrally located in Harrisburg, PA, just minutes from Cameron Street, Downtown Harrisburg and the Capital Beltway. All units are within quick access to parking and public transportation.

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. NAI CIR, 1015 Mumma Road, Wormleysburg, PA 17043 PA License #RB024320A

✉ Pete Higgins  
+1 717 761 5070  
phiggins@naicir.com

📍 1015 Mumma Road  
Lemoyne, PA 17043  
www.naicir.com

**NAICIR**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# FOR SALE

14 Unit Investment Property



## 14 Unit Investment Portfolio, Harrisburg, PA

### Property Details:


<b>Sale Price</b>	\$559,000		
<b>Square Footage (SF)</b>	10,854 SF	<b>Land (Acres)</b>	0.15 Acres
<b>Land (SF)</b>	6,534 SF	<b>Units</b>	14
<b>Occupancy</b>	100%	<b>Typical Floor Size</b>	Varies
<b>Zoning</b>	Residential Low - Density	<b>Water</b>	Public
<b>Sewer</b>	Public	<b>Gas</b>	Natural Gas
<b>Electric</b>	Yes	<b>HVAC</b>	Electric/Window AC
<b>Construction</b>	Stick built	<b>Roof Description</b>	Shingle/Rubber
<b>Walls</b>	Dry Wall	<b>Year Built</b>	1915

**Landlord Responsibilities:** Taxes, Trash Removal, Insurance, Structural Repairs, HVAC Repairs, Maintenance, Interior Repairs, Plumbing Repairs, Sewer, Roof Repairs, and Grounds.

**Tenant Responsibilities:** Heat, Electric, Janitorial, Air Conditioning, Gas

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. NAI CIR, 1015 Mumma Road, Wormleysburg, PA 17043 PA License #RB024320A

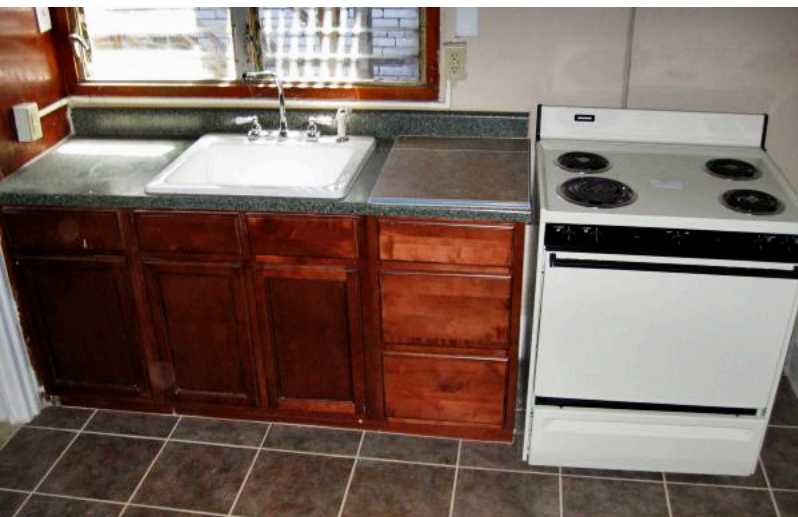
 Pete Higgins  
+1 717 761 5070  
phiggins@naicir.com

 1015 Mumma Road  
Lemoyne, PA 17043  
www.naicir.com

**NAICIR**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# FOR SALE

14 Unit Investment Property



## Rent Roll

Apt. 1R	Apt. 2R	Apt. 3R	Apt. 4B	Apt. 5B	Apt. 6B	Apt. 7B	Apt. 8B	Apt. 9B	Apt. 10B	Apt. 1 N. 4 <sup>th</sup>	Apt. 2 N. 4 <sup>th</sup>	Apt. 3 N. 4 <sup>th</sup>	Apt. 4 N. 4 <sup>th</sup>
1414 Regina	1414 Regina	1414 Regina	1411 Bombaugh	1411 Bombaugh	1411 Bombaugh	1411 Bombaugh	1411 Bombaugh	1411 Bombaugh	1411 Bombaugh	2135 N. 4th	2135 N. 4th	2137 N. 4th	2137 N. 4th
\$650	\$599	\$559	\$499	\$475	\$435	\$459	\$475	\$435	\$499	\$699	\$799	\$499	\$799
2BR/1BA	2BR/2BA	Studio	Studio	Studio	Studio	Studio	Studio	Studio	1BR/1BA	1BR/1BA	3BR/1BA	1BR/1BA	3BR/1BA

## NOI

	Monthly	Annual
Rent Roll	\$7,881.00	\$94,572.00
Taxes	\$600.75	\$7,209.00
Insurance	\$514.17	\$6,170.00
Utility Bill (Ready to Serve)	\$30.00	\$360.00
Utility Bill (Water/Trash/Sewer)	\$770.00	\$9,240.00
Common Area Utilities	\$260.00	\$3,120.00
Maintenance & Repair	\$390.67	\$4,688.00
Management	\$195.33	\$2,344.00
Vacancy	\$195.33	\$2,344.00
Annual Expense Total	\$2,956.25	\$35,475.00

Total Annual Rent After Expenses

**\$59,097**

✉ Pete Higgins  
+1 717 761 5070  
phiggins@naicir.com

📍 1015 Mumma Road  
Lemoyne, PA 17043  
www.naicir.com

**NAICIR**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE