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THE PREMIER BROKER FOR MULTI-FAMILY PROPERTIES

NATIONAL CONNECTIONS • LOCAL REPRESENTATION

3 PROPERTY MULTI-FAMILY PORTFOLIO

DAUPHIN COUNTY, PENNSYLVANIA

Harrisburg Metropolitan Statistical Area

54 Two-Bedroom Units



Meticulously Maintained • No Deferred Maintenance

Upside Potential
Seller Financing Possible

Exclusively Offered At \$4,050,000

PrestigeGroup.com

MULTI-FAMILY PORTFOLIO

EXECUTIVE SUMMARY

Prestige Group Is Proud To Present This Exclusive Offering

54 Unit Multi-Family Portfolio

Dauphin County, Pennsylvania
“Harrisburg Metropolitan Statistical Area”

UPSIDE POTENTIAL

Prestige Group is proud to exclusively represent the sale of a 54-unit multi-family portfolio located in the northern section of Dauphin County, Pennsylvania.

This portfolio is comprised of three separate properties conveniently situated just ten minutes from each other.

- ◆ **Fairview Estates** — 225 Maple St, Halifax, PA 17032 6 Units
- ◆ **Greenfield Estates** — 231 Camp St, Elizabethville, PA 17023 24 Units
- ◆ **Hillside Heights** — 300 Center St, Millersburg, PA 17061 24 Units

The properties consist of 54 two-bedroom apartments. The properties are meticulously maintained with no deferred maintenance. The portfolio has a proven track record of occupancy, with a stable tenant base and a strong local demand for rental housing.

The northern Dauphin County area is experiencing steady growth, driven by its proximity to major urban centers and expanding local infrastructure. The area benefits from a robust rental demand due to its affordability and desirable living environment.

- Central Air / Baseboard Heat
- Laundry On-Site (Credit Card Operated)
- Off-Street Parking
- Tenant Pays Electric
- Landlord Pays Water, Sewer & Common Electric/Gas for Laundry Rm

UPSIDE POTENTIAL

The properties were originally developed under an affordable housing tax credit program. Effective late 2024, the program ended. The expiration of the tax credit program opens up an attractive opportunity for an investor. The rental rates can now be increased to market rate. The returns will have a potential significant increase.

The Seller will consider to stay on as management for new ownership.

Possible Seller financing is available.

Prestige Group is pleased to offer this unique opportunity to qualified investors seeking to capitalize on the unique growth potential of this portfolio.

MULTI-FAMILY PORTFOLIO INCOME AND EXPENSE

ANNUAL RENTAL INCOME	All 3 Properties
Gross Rents	\$ 544,516
Laundry	\$ 4,346
Total	\$ 548,862

ANNUAL OPERATING EXPENSES	All 3 Properties
Real Estate Taxes 2024	\$ 81,170
Insurance: Building	\$ 20,920
Water / Sewer	\$ 33,876
Gas (<i>Laundry Room</i>)	\$ 3,330
Electric (<i>Community Room / Offices / Laundry / Vacant Units</i>)	\$ 8,689
Landscaping / Snow Removal	\$ 14,861
Trash Removal	\$ 13,228
Repairs / Maintenance	\$ 15,641
Exterminator	\$ 9,332
Fire Protection	\$ 1,004
Staff / Office Supplies	\$ 4,855
Total Expenses	\$ 206,908
Net Operating Income	\$ 341,955

MULTI-FAMILY PORTFOLIO RENT ROLL

GREENFIELD ESTATES

Unit	Rent
1	\$ 850 *
2	\$ 846
3	\$ 846
4	\$ 850 *
5	\$ 826
6	\$ 846
7	\$ 846
8	\$ 896
9	\$ 846
10	\$ 850 *
11	\$ 826
12	\$ 846
13	\$ 850 *
14	\$ 846
15	\$ 896
16	\$ 846
17	\$ 826
18	\$ 896
19	\$ 846
20	\$ 846
21	\$ 846
22	\$ 896
23	\$ 846
24	\$ 846

Monthly \$ 20,460
Yearly \$ 245,520

HILLSIDE HEIGHTS

Unit	Rent
1	\$ 821
2	\$ 850 *
3	\$ 890
4	\$ 841
5	\$ 841
6	\$ 890
7	\$ 640
8	\$ 841
9	\$ 841
10	\$ 850 *
11	\$ 841
12	\$ 841
13	\$ 841
14	\$ 890
15	\$ 890
16	\$ 841
17	\$ 841
18	\$ 841
19	\$ 841
20	\$ 841
21	\$ 850 *
22	\$ 841
23	\$ 850 *
24	\$ 841

Monthly \$ 20,195
Yearly \$ 242,340

FAIRVIEW ESTATES

Unit	Rent
1	\$ 844
2	\$ 844
3	\$ 844
4	\$ 844
5	\$ 844
6	\$ 1,688

Monthly \$ 5,908
Yearly \$ 70,896

*Currently Vacant

MULTI-FAMILY PORTFOLIO PHOTOGRAPHS



MULTI-FAMILY PORTFOLIO MAPS



MULTI-FAMILY PORTFOLIO CONFIDENTIALITY AND DISCLAIMER

PROPERTY ADDRESS: HALIFAX, PA 17032, ELIZABETHVILLE, PA 17023, MILLERSBURG, PA 17061

This Offering Memorandum has been prepared by Prestige Group (hereafter known as Prestige) and, does not purport to be all-inclusive. All projections have been developed by Prestige, the Owners and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Prestige or the Owners, and therefore are subject to variation. Prestige, Owners and its employees disclaim any and all liability for inaccuracies, representations and warranties, expressed and implied, contained in, or for omissions from Offering Memorandum or any other written or oral communication transmitted or made and we expect prospective purchasers to exercise due diligence to verify all information.

The Owners reserve the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property at any time with or without notice. The Owners shall have no legal commitment or obligation to any entity making an offer to purchase the Property unless and until a written agreement of sale for the purchase of the Property has been fully executed, delivered and approved by the Owners and its legal counsel. Prestige is not authorized to make any representations or agreements on behalf of Owners.

By accepting this Offering Memorandum, Buyer agrees (I) to hold and treat it in the strictest of confidence, (II) not to disclose the offering Memorandum or any of its contents to any other entity (except outside advisors retained by you) without the prior written authorization of the Owners or Prestige (III) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Owners or Prestige.

In consideration for this introduction, Buyer agrees that should Buyer enter into negotiations or agreements with respect to the Property the same shall be done through Prestige. In the event that Buyer violates this Agreement, both Prestige and Owner(s) shall be entitled to all remedies provided by law, including, but not limited to, injunctive relief and damages. In the event that Buyer disclosed the availability of this property to a third party and this third party or the Buyer purchases the above Property without Prestige, then Buyer in addition to the remedies specified herein, will responsible for the payment of Prestige's commission.

Buyer acknowledges that they are working with Prestige as Exclusive Broker and Buyers are not represented by any other real estate broker or agent. Buyer also agrees that they will not contact Owner or Owner's Employees directly or indirectly under any circumstances. Additional information and an opportunity to inspect the Property will be made upon request to Prestige.

Prestige, understands and acknowledges that if the Potential Buyer is a "publicly traded company" on the New York Stock Exchange, and that the existence of discussion regarding Potential Buyer's interest in the Potential Transaction may be material non-public information about Potential Buyer. Prestige, Owner and their respective affiliates and Representatives will comply with all federal and state securities laws as they relate to the purchasing or selling of securities of Potential Buyer after receipt of material non-public information about Potential Buyer.

ACKNOWLEDGED, AGREED AND ACCEPTED this _____ day of _____, 2025, by

Buyer's Signature

Buyers Company (Print)

Buyer's Name (Print)

Buyer's Email Address (Print)

Buyer's Mailing Address (Print)

Buyer's Cell Number (Print)

Buyer's Office Number

Buyer's Fax Number