



155-163 N HANOVER ST

CARLISLE, PENNSYLVANIA, 17013

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PROPERTY INFORMATION

INVESTMENT OVERVIEW

PROPERTY DESCRIPTION

SCOPE Commercial Real Estate Services, LLC ("SCOPE") is pleased to present the opportunity to acquire a stabilized 15-unit multifamily portfolio consisting of two properties in the heart of Downtown Carlisle, Pennsylvania.

The offering consists of 155-157 N Hanover St and 159-163 N Hanover St connected to each other, offering operational efficiencies and tenant demand driven by walkability, connectivity, and access to major High-ways and employment centers. The mixed-use property features 11 one-bedroom, one-bathroom units and 4 first floor commercial suites, strong in-place income, and upside through strategic rent optimization.

With consistent occupancy and immediate scale in a high-demand rental corridor, this offering is ideal for cash flow-focused investors and 1031 exchange buyers seeking long-term growth.

PROPERTY HIGHLIGHTS

- Stabilized 15-Unit Portfolio – 11 residential apartments (1BR/1BA) + 4 ground-floor commercial suites.
- Prime Downtown Carlisle Location – High walkability with strong tenant demand near retail, dining, and services.
- Operational Efficiencies – Two connected parcels (155–157 & 159–163 N Hanover St) create scale and streamlined management.
- Strong In-Place Income – Consistent occupancy with opportunity to drive NOI through strategic rent optimization.
- Attractive Price Point – Listed at \$1,600,000, appealing to cash-flow investors and 1031 exchange buyers.
- Connectivity – Excellent access to major highways and employment centers across Central Pennsylvania.
- Exclusive Representation – Marketed by SCOPE Commercial Real Estate Services, LLC, with collaboration from Ehring & Co.



OFFERING SUMMARY

Sale Price:	\$1,600,000
In-place Cap rate:	6.54%
Price/Unit:	\$145,445
NOI	\$104,613
Number of Units:	15
Total Rentable SF:	10,950 SF
Residential Units:	11
Commercial Units:	4

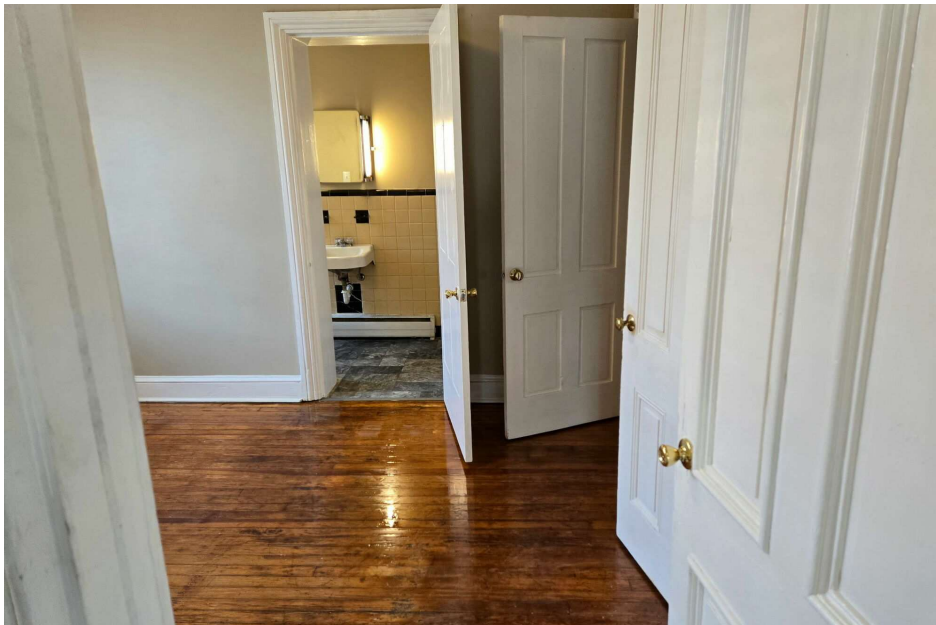
PROPERTY PHOTOS



PROPERTY PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



FINANCIAL ANALYSIS

PRICING SUMMARY

Pricing Highlights

	CAP RATE - CURRENT	PER UNIT
\$1,600,000	6.54%	\$145,455

Return Highlights

	CURRENT	MARKET
NOI	\$104,613	\$125,792
Cap Rate	6.54%	7.86%
Cash Flow After Debt	\$15,090	\$36,268
Cash on Cash Return	3.77%	9.07%

Financing Highlights

Loan Type	Agency	Agency
Interest Rate	6.25%	6.25%
LTV/LTC	75%	75%
Amortization	30	30
Down Payment	\$400,000	\$400,000
Loan Amount	\$1,200,000	\$1,200,000
Debt Service	\$89,523	\$89,523
DSCR	1.17	1.41

RENT ROLL

RESIDENTIAL RENT ROLL

					CURRENT	
UNIT	TYPE	STATUS	SF	RENT	RENT/SF	
1	1BD/1BA	Occupied	650	\$550	\$0.85	
2	1BD/1BA	Occupied	650	\$795	\$1.22	
3	1BD/1BA	Occupied	650	\$750	\$1.15	
4	1BD/1BA	Occupied	650	\$525	\$0.81	
5	1BD/1BA	Occupied	650	\$850	\$1.31	
6	1BD/1BA	Occupied	650	\$695	\$1.07	
7	1BD/1BA	Occupied	650	\$750	\$1.15	
8	1BD/1BA	Occupied	650	\$500	\$0.77	
9	1BD/1BA	Occupied	650	\$950	\$1.46	
10	1BD/1BA	Occupied	650	\$695	\$1.07	
11	1BD/1BA	Occupied	650	\$595	\$0.92	
Totals/Averages			7,150	\$7,655	\$1.07	

COMMERCIAL RENT ROLL

TENANT	STATUS	USE	SF	% of GLA	ANNUAL RENT CURRENT	RSF	ANNUAL RENT MARKET	POTENTIAL RSF	LEASE STRUCTURE
Carlisle Family Center	Occupied	Office	1,000	26.3%	\$18,000	\$18	\$20,000	\$20.00	Modified Gross
Howard Hanna Real Estate	Occupied	Office	1,300	34.2%	\$23,400	\$18	\$26,000	\$20.00	Modified Gross
Central PA Swing Dance Club	Occupied	Office	500	13.2%	\$7,200	\$14	\$9,000	\$18.00	Modified Gross
UCP Carlisle	Occupied	Office	1,000	26.3%	\$18,000	\$18	\$20,000	\$20.00	Modified Gross
Totals/Weighted Avg			3,800	100.0%	\$66,600	\$17.53	\$75,000	\$19.74	
Leased SF			3,800	100.0%					

OPERATING STATEMENT

	OWNER T12	BROKER ADJUSTED T12		MARKET	
	ANNUAL	ANNUAL	UNIT	ANNUAL	UNIT
INCOME					
Multifamily					
Gross Potential Rent	\$106,800	\$106,800	\$9,709	\$106,800	\$9,709
Loss/Gain to Lease		\$(14,940)	\$(1,358)		
Gross Scheduled Rent (Resi)	\$91,860	\$91,860	\$8,351	\$106,800	\$9,709
Other Income	\$480	\$480	\$44	\$600	\$55
Vacancy	\$0	\$(4,593)	5.00%	\$(5,340)	5.00%
Effective Gross Income	\$92,340	\$87,747	\$7,977	\$102,060	\$9,278
Gross Scheduled Rent	\$66,600	\$66,600		\$75,000	
Vacancy	\$0	-\$3,330	5.00%	\$(3,750)	5.00%
Effective Gross Income (Com)	\$66,600	\$63,270		\$71,250	
Total Effective Gross Income	\$158,940	\$151,017	\$13,729	\$173,310	\$15,755
EXPENSES					
Real Estate Taxes	\$14,723	\$14,723	\$1,338	\$14,723	\$1,338
Insurance	\$4,000	\$4,000	\$364	\$4,000	\$364
Electric	\$1,230	\$1,230	\$112	\$1,230	\$112
Water & Sewer	\$5,207	\$5,207	\$473	\$5,207	\$473
Gas	\$3,173	\$3,173	\$288	\$3,173	\$288
Repairs & Maintenance	\$7,500	\$7,500	\$682	\$7,500	\$682
Refuse Collection	\$2,730	\$2,730	\$248	\$2,730	\$248
General & Administrative	\$290	\$290	\$26	\$290	\$26
Management Fee	\$0	\$7,551	5.00%	\$8,666	5.00%

LOCATION INFORMATION

ACCESSIBILITY



Highways & Interstates

- The property offers excellent access to U.S. Route 11 & Route 34, both of which run directly through Carlisle.
- Interstate 81 is less than 1 mile away, providing regional connectivity north to Harrisburg and south to Hagerstown and beyond.
- Pennsylvania Turnpike (I-76) is approximately 3 miles south, linking to Philadelphia, Pittsburgh, and the Northeast corridor.



Airports

- Harrisburg International Airport (MDT / KMDT) – ~28 miles east; commercial passenger and cargo service.
- Capital City Airport (CXY) – ~22 miles east; general aviation facility serving business and private travel.
- Carlisle Airport (N94) – ~3 miles northwest; local general aviation airport.



Rail & Transit

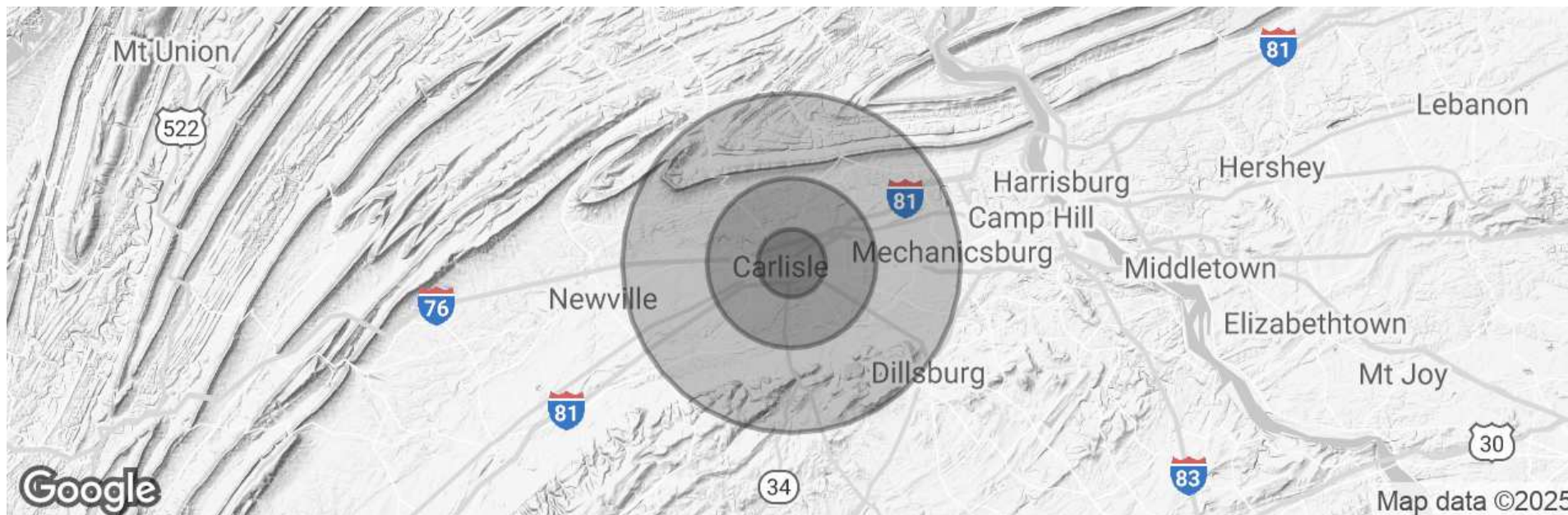
- Carlisle is served by freight rail via Norfolk Southern, supporting regional logistics and industrial connectivity.
- Passenger rail service is accessible in nearby Harrisburg (Amtrak Keystone Line), connecting to Philadelphia and New York City.
- Public bus service is provided by CAT (Capital Area Transit), with multiple stops within walking distance.



Walkability & Lifestyle

- Walk Score: 93 (“Walker’s Paradise”) – Daily errands can be accomplished on foot.
- Transit Score: 60 (“Good Transit”) – Multiple public transportation options available nearby.
- Bike Score: 69 (“Bikeable”) – Dedicated bike lanes and nearby trails provide convenient access.
- Steps from Dickinson College, Carlisle Theatre, and Downtown retail corridors.
- Surrounded by a vibrant mix of dining, shopping, and entertainment venues within walking distance.

DEMOGRAPHICS MAP & REPORT



POPULATION	2 MILES	5 MILES	10 MILES
Total Population	29,535	53,377	137,131
Average Age	41	43	43
Average Age (Male)	39	41	42
Average Age (Female)	42	44	44
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	11,807	21,348	54,661
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$89,183	\$100,583	\$111,491
Average House Value	\$250,214	\$280,570	\$312,933

