



NEW REO OPPORTUNITY

RHODES ESTATES

316 - 318 RHODES PL, NEW CASTLE, PA 16101



Presented By:

Michael Castle

412.745.5000 x201

michael@totumrealtyadvisors.com

Paige Myers

412.745.5000 x203

paige@totumrealtyadvisors.com

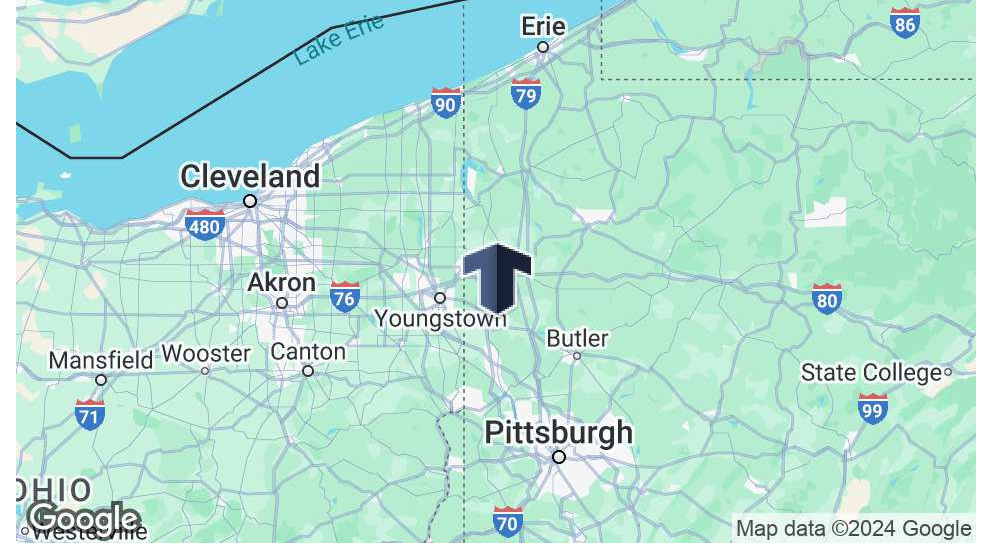
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	2.51 Acres
Number of Units in Building 1 (316):	4
Number of Beds in Building 2 (318):	71
Building 2 (318) Size:	50,000+ SF
Year Built:	1982
Zoning:	R2
Market:	New Castle

PROPERTY OVERVIEW

This recently foreclosed property offers a unique opportunity for value-add investors. Situated on a spacious parcel, this property boasts two distinct facilities. The first is an impeccably restored mansion spanning 8,800 square feet, currently serving as a charming 4-unit multi-family residence. This restored mansion offers an ideal setting for residents seeking a blend of historic charm and modern amenities. Additionally, the property features a purpose-built 72-bed personal care facility. This former personal care facility presents an incredible chance to acquire a distressed asset at a price far below the reconstruction cost, making it an enticing prospect for astute investors. With beautiful grounds, ample parking, and a prime location, this property presents a myriad of possibilities.

PROPERTY HIGHLIGHTS

- Incredible Financial Opportunity
- Beautiful grounds
- Ample parking
- Prime location in New Castle

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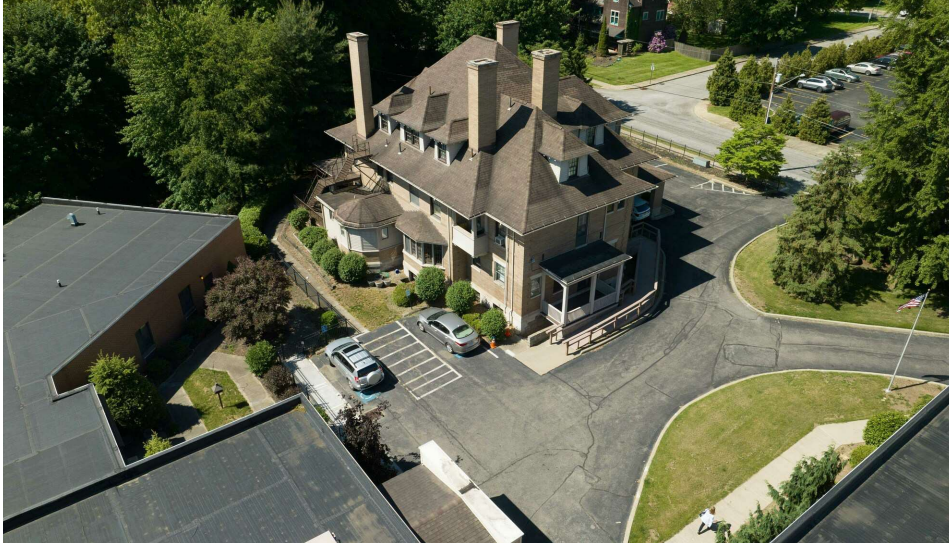
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ADDITIONAL PHOTOS



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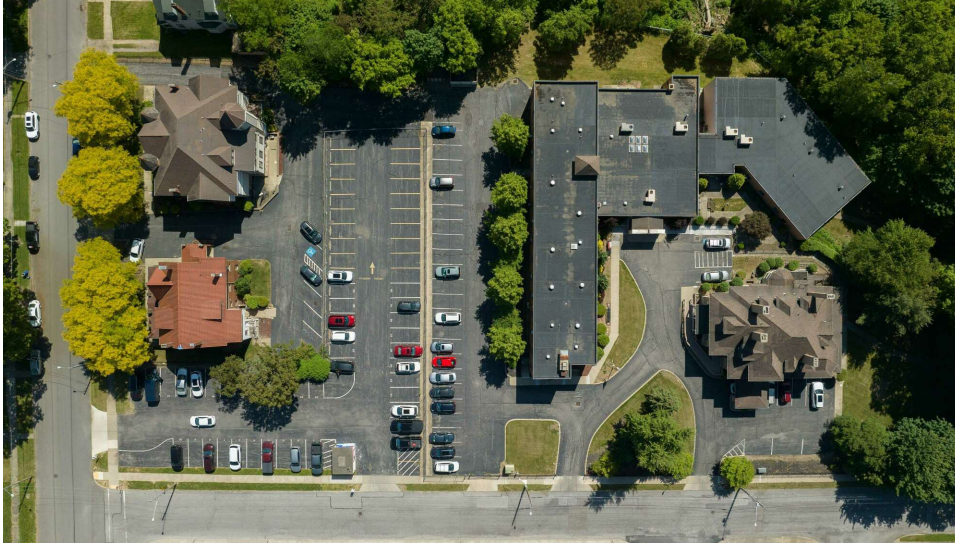
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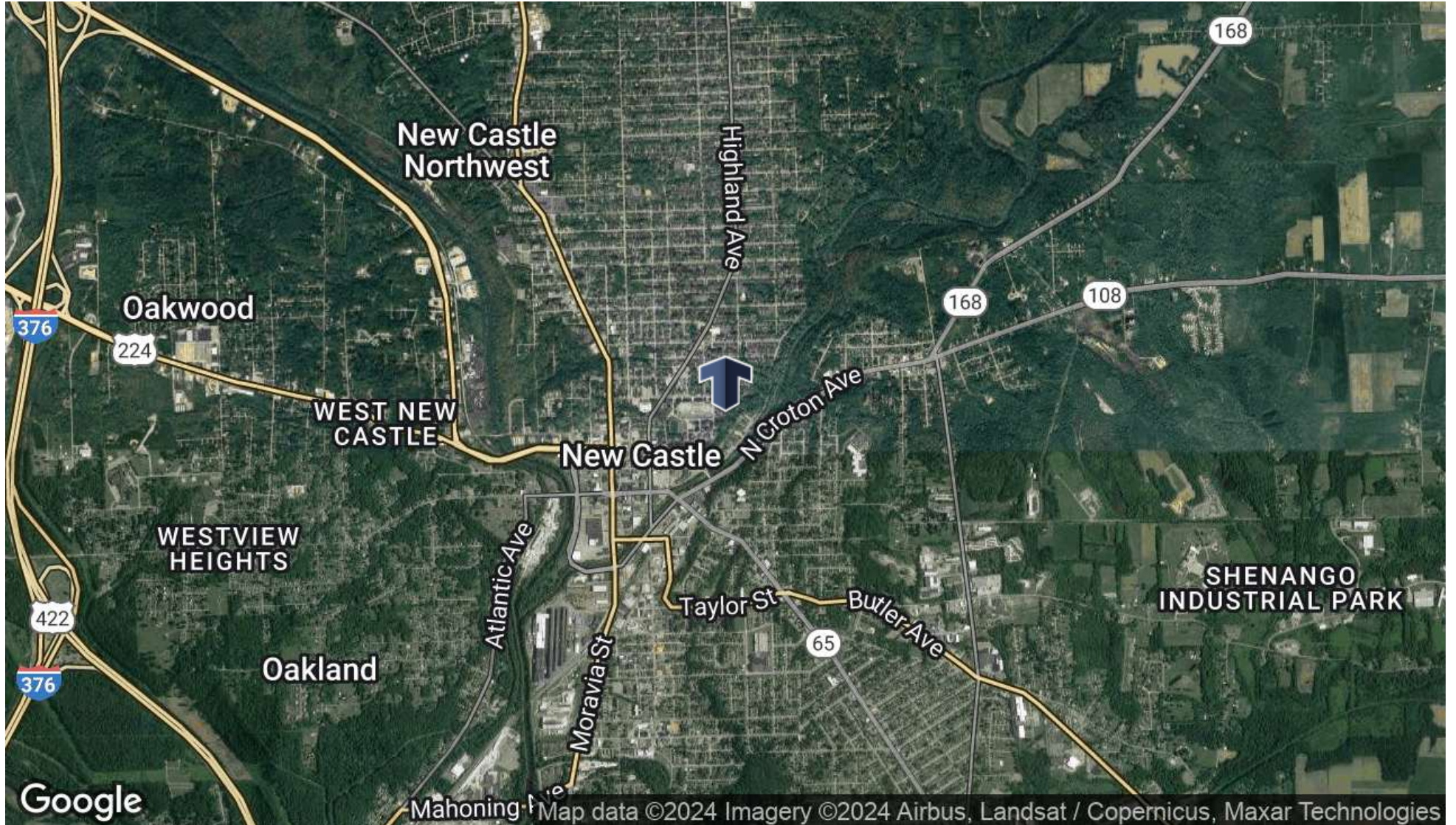
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LOCATION MAP



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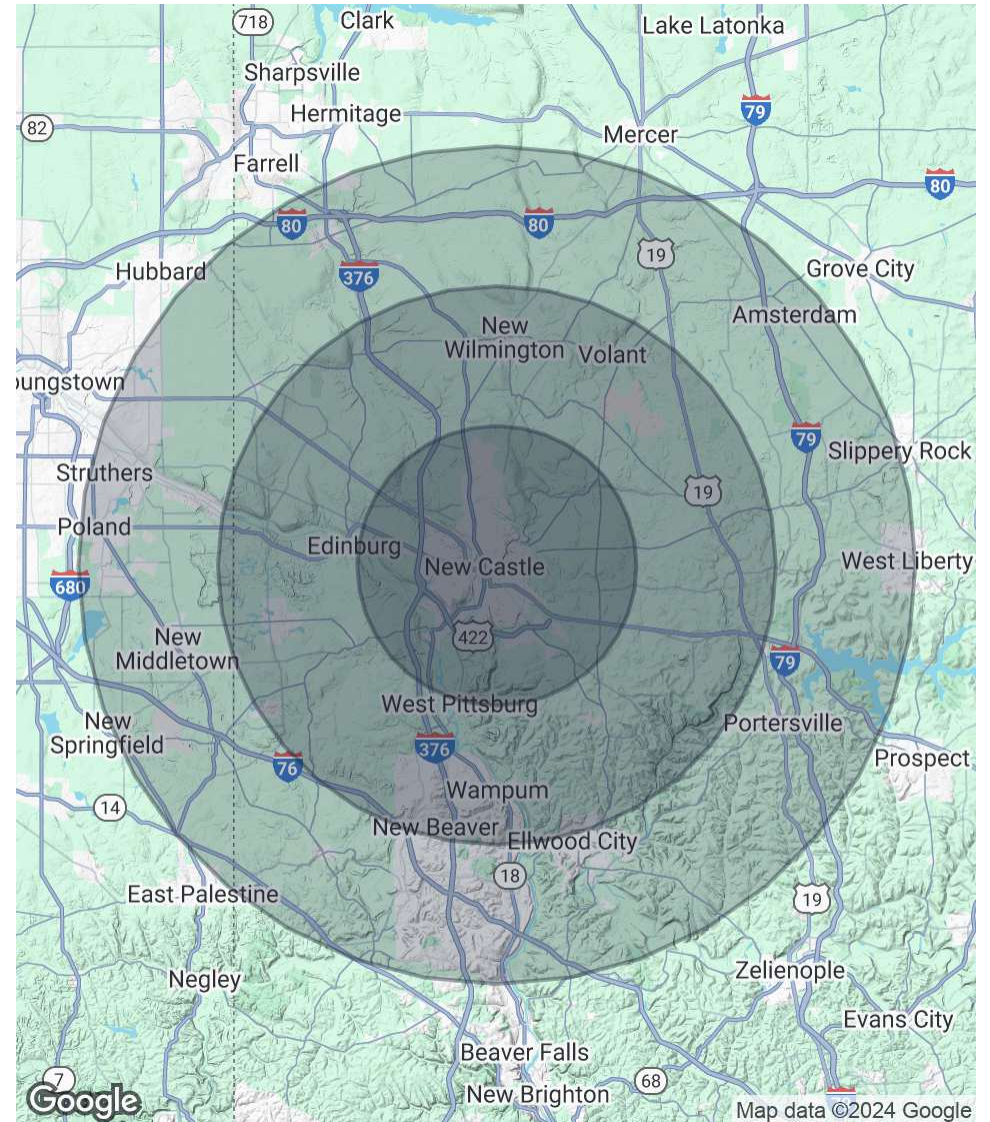


DEMOGRAPHICS MAP & REPORT

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	45,965	76,992	168,640
Average Age	44.4	44.9	44.8
Average Age (Male)	43.1	43.6	43.8
Average Age (Female)	45.5	46.0	45.6

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	22,667	36,619	78,476
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$55,935	\$61,319	\$64,377
Average House Value	\$106,300	\$120,708	\$129,212

2020 American Community Survey (ACS)



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