

Offering Memorandum
The Wyalusing Gardens

22-Unit 50+ Active Adult Apartment Community
43850 Route 6 | Wyalusing, Pennsylvania 18853
Projected Completion: Q1 2026
Offered at: **\$3,940,000**

I. Executive Summary

The Wyalusing Gardens represents a rare opportunity to acquire a newly constructed, income-producing 22-unit active-adult apartment community designed for residents aged 50 and over. Strategically located along Route 6 in scenic Wyalusing, Pennsylvania, the property blends modern design, efficient operations, and a serene lifestyle environment within the picturesque Endless Mountains region.

Property Summary

- **Units:** 22 (5 two-bedroom, 16 one-bedroom, 1 efficiency)
- **Projected Completion:** Q1 2026
- **Occupancy:** 100% pro forma
- **Total Land Area:** 3+ acres (includes expansion potential)
- **Offered Price:** \$3,940,000
- **Capitalization Rate Range:** 7.0% – 8.0%

The Wyalusing Gardens delivers immediate cash flow upon stabilization, combined with long-term growth potential through additional housing or amenity expansion on the surplus acreage.

II. Financial Overview

Category	Monthly	Annual
Apartments (100%)	\$37,700	\$452,400
Storage Units (70%)	\$2,363	\$28,356
Total Revenue	\$40,063	\$480,756
Property Maintenance (5%)	\$1,885	\$22,620
Utilities	\$3,150	\$37,800
Property Taxes	\$2,500	\$23,684
Insurance	\$1,260	\$15,120
Monitoring Systems	\$100	\$1,200
Water Testing	\$120	\$1,440

Category	Monthly	Annual
Management (10%)	\$3,770	\$45,240
Vacancy (3%)	\$1,131	\$13,572
Total Expenses	\$13,916	\$160,676
Net Operating Income (NOI)	\$26,147	\$320,080

Valuation Analysis

CAP Rate	Indicated Value
7.00%	\$4,482,000
7.50%	\$4,183,000
8.00%	\$4,001,000

Offered Price: \$3,940,000

Implied CAP Rate (based on NOI \$320,080): \approx 8.12%

This pricing provides investors with an immediate yield advantage relative to stabilized market benchmarks in the 7–8% range.

III. Property Features

- 22 thoughtfully designed modern apartments
- Mix of 5 two-bedroom, 16 one-bedroom, and 1 efficiency unit
- Energy-efficient new construction with modern finishes
- Small on-site gym and wellness area
- Common social areas for resident gatherings and events
- Serene outdoor walking paths, gazebo, and benches
- On-site storage units for added revenue
- Pet-friendly (up to 2 pets per unit)
- Standardized yearly lease templates
- 30+ acres of additional land for potential expansion or future phases available for purchase.

IV. Market Overview & Location Advantages

Nestled along Route 6, **The Wyalusing Gardens** is conveniently positioned within the heart of Bradford County, Pennsylvania — offering unparalleled access to healthcare, shopping, and dining options, all within a peaceful, rural setting.

Local Highlights:

- Easy access to **Ricketts Glen** and **Worlds End** State Parks
 - Strong 50+ demographic housing demand in Northeastern PA
 - Close proximity to grocery stores, pharmacies, and medical offices
 - Active local community with events, fairs, and local wineries
 - Scenic Endless Mountains region with robust outdoor recreation
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V. Investment Highlights

- **Strong Cash Flow:** Projected NOI of ~\$313,764/year
 - **High Yield:** Offered at an 8.05% CAP rate (based on stabilized NOI)
 - **New Construction:** Modern systems and finishes reduce maintenance costs
 - **Demand-Driven Market:** Limited supply of 50+ housing options in the region
 - **Expansion Potential:** 30+ acres for future development (additional units, clubhouse, pool, or wellness center)
 - **Attractive Entry Price:** Positioned below replacement cost
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VI. Development Details

Project Status: Under Construction

Completion Date: Q1 2026

Construction Type: Wood-frame, slab-on-grade, modern finishes

Utilities: Private Well and Onsite Sewer

Zoning: Residential/Planned Development

Developer: Local ownership group experienced in residential construction

Upon completion, The Wyalusing Gardens will offer turn-key income potential and appeal to both regional and out-of-area investors seeking stable returns in a growing Northeastern Pennsylvania submarket.

VII. Contact Information

Exclusive Listing Agent:

Charlie Kasko

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Disclaimer:

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