

BANKRUPTCY SALE

Petition No: 1:23-bk-00988-HWV
Middle District of Pennsylvania (Harrisburg)
In re: Uptown Partners, LP

BID DEADLINE NOVEMBER 30

HUD HOUSING PORTFOLIO

222 UNITS OFFERING SIGNIFICANT
UPSIDE POTENTIAL

 GOVERNOR'S SQUARE, HARRISBURG, PA

HIGHLIGHTS

- Value add by bringing vacant units online
- HUD housing opportunity
- Assumable HUD financing available
- Unit mix consists of:
 - 1 Bedroom – 2
 - 2 Bedroom – 114
 - 3 Bedroom – 75
 - 4 Bedroom – 28
 - 5 Bedroom – 3
- Low income housing portfolio
- Portfolio sits less than a mile from the Susquehanna River

BUILDING COUNT	27
UNIT COUNT	222
TOTAL SQUARE FOOTAGE	265,170± SF (Total)

DETAILS

Located in Pennsylvania's history-rich capital city of Harrisburg, The Residences at Governor's Square has one-, two- and three-bedroom townhouse and garden-style apartments set in a residential neighborhood with views of the capital building. Governor's Square is just blocks away from the Capital Area Greenbelt which is a 20-mile looping trail along the Susquehanna River.

These properties are just a short walk to the center of the capital where commerce, recreation, shopping, dining and entertainment are abundant. Nearby transportation services include the Harrisburg Bus Station, the Amtrak Station and Harrisburg International Airport. Proximity and easy access to Interstates 81 and 83 make for an ideal commute to outlying counties for employment, travel and leisure.

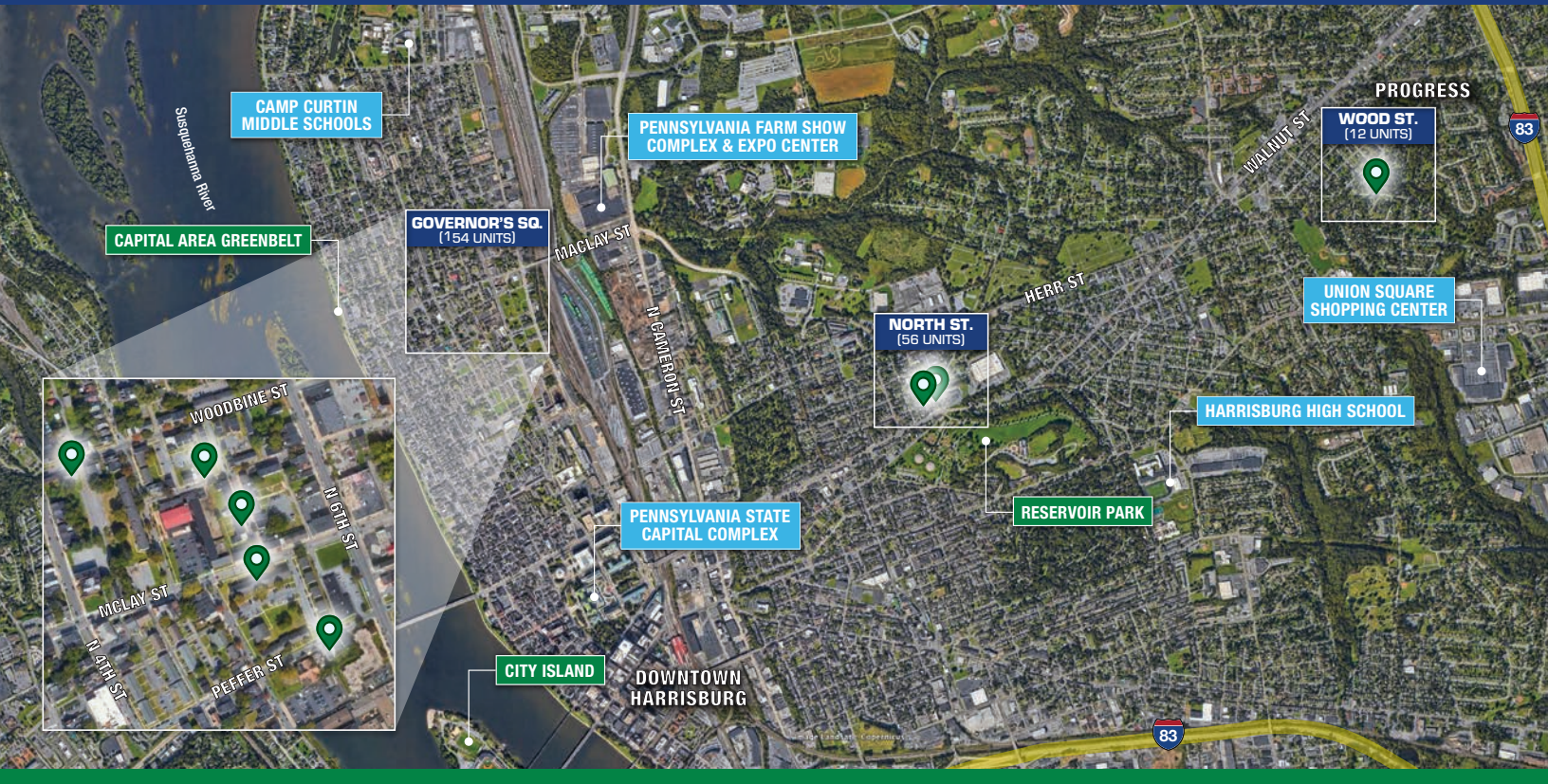
This portfolio represents a significant opportunity to own 222 rental units spread between 27 buildings. These properties can increase an owners existing portfolio or quickly establish a new operator. These properties have a waiting list to occupy and with new ownership there is opportunity to add value by bringing vacant units back online to begin generating revenue.



ADDRESS	BEDROOMS	SQ. FT	STATUS	RENT	ADDRESS	BEDROOMS	SQ. FT	STATUS	RENT
501-1 Maclay St.	2	907	Vacant	708.00	536 Maclay St.	2	1390	Occupied	1,471.00
501-2 Maclay St.	2	907	Occupied	708.00	538 Maclay St. *	2	1390	Occupied	1,226.00
501-3 Maclay St.	2	907	Occupied	708.00	540 Maclay St.	2	1390	Occupied	1,226.00
501-4 Maclay St. *	2	907	Occupied		542 Maclay St. *	2	1390	Occupied	
501-5 Maclay St.	2	907	Vacant	708.00	544 Maclay St. *	2	1390	Occupied	
501-6 Maclay St.	2	907	Occupied	885.00	1930 N. 5th St.	3	1285	Vacant	1,273.00
501-7 Maclay St. *	2	907	Occupied		1928.5 N. 5th St.	3	1088	Vacant	1,061.00
501-8 Maclay St. *	2	882	Occupied		1934 N. 5th St.	5	1950	Occupied	1,367.00
501-9 Maclay St. *	2	907	Occupied		1936 N. 5th St. *	5	1950	Occupied	
501-10 Maclay St.	2	907	Occupied	708.00	1938 N. 5th St.	2	1470	Occupied	981.00
501-11 Maclay St. *	2	907	Occupied		1944 N. 5th St.	3	1400	Occupied	1,226.00
501-12 Maclay St.	2	907	Occupied	885.00	2010 N. 5th St.	3	1360	Occupied	1,061.00
501-13 Maclay St.	2	907	Occupied	708.00	2012 N. 5th St.	3	1360	Occupied	1,061.00
501-14 Maclay St. *	2	907	Occupied		2014 N. 5th St. *	3	1360	Occupied	
501-15 Maclay St.	2	907	Occupied	885.00	2116-1 N. 5th St.	2	1285	Occupied	1,273.00
501-16 Maclay St.	2	907	Occupied	885.00	2116-2 N. 5th St.	2	1088	Vacant	1,061.00
501-17 Maclay St. *	2	907	Occupied		2116-3 N. 5th St.	2	1088	Vacant	1,061.00
501-18 Maclay St.	2	907	Occupied	885.00	2116-4 N. 5th St.	2	1088	Occupied	1,061.00
501-19 Maclay St.	2	907	Occupied	885.00	2116-5 N. 5th St.	2	1088	Occupied	849.00
501-20 Maclay St. *	2	907	Occupied		2116-6 N. 5th St.	2	1088	Occupied	849.00
501-21 Maclay St. *	2	907	Occupied	885.00	2122-1 N. 5th St. *	2	1088	Occupied	
501-22 Maclay St.	2	907	Occupied	1,062.00	2122-2 N. 5th St.	2	1088	Vacant	1,061.00
501-23 Maclay St.	2	907	Occupied	885.00	2122-3 N. 5th St.	2	1285	Vacant	1,273.00
501-24 Maclay St.	2	907	Vacant	1,062.00	2122-4 N. 5th St.	2	1088	Occupied	849.00
501-25 Maclay St. *	2	882	Occupied		2122-5 N. 5th St.	2	1088	Vacant	849.00
501-26 Maclay St.	2	882	Occupied	708.00	2122-6 N. 5th St.	2	1088	Vacant	849.00
501-27 Maclay St. *	2	882	Occupied		2128-1 N. 5th St.	2	1088	Vacant	1,061.00
501-28 Maclay St. *	2	882	Occupied		2128-2 N. 5th St.	2	1088	Vacant	1,061.00
501-29 Maclay St. *	2	882	Occupied	885.00	2128-3 N. 5th St. *	2	1088	Occupied	
501-30 Maclay St. *	2	882	Occupied		2128-4 N. 5th St.	2	1088	Vacant	1,061.00
501-31 Maclay St. *	2	882	Occupied		2128-5 N. 5th St.	2	1088	Occupied	1,061.00
501-32 Maclay St.	2	882	Occupied	885.00	2128-6 N. 5th St. *	2	1088	Occupied	1,061.00
501-33 Maclay St. *	2	882	Occupied	708.00	2134-1 N. 5th St.	2	1088	Vacant	1,061.00
501-34 Maclay St. *	2	882	Occupied		2134-2 N. 5th St.	2	1088	Vacant	1,061.00
501-35 Maclay St. *	2	882	Occupied		2134-3 N. 5th St.	2	1285	Vacant	1,273.00
501-36 Maclay St. *	2	882	Occupied		2134-4 N. 5th St.	2	1088	Occupied	1,061.00
501-43 Maclay St. *	2	1138	Occupied		2134-5 N. 5th St.	2	1088	Vacant	1,061.00
501-44 Maclay St.	2	1360	Occupied	1,061.00	2134-6 N. 5th St. *	2	1285	Occupied	
501-45 Maclay St.	2	1138	Occupied	849.00	2140-1 N. 5th St.	2	1088	Vacant	1,061.00
501-46 Maclay St.	2	1138	Occupied	849.00	2140-2 N. 5th St.	2	1088	Occupied	1,061.00
501-47 Maclay St.	2	1360	Occupied	1,061.00	2140-3 N. 5th St.	2	1285	Vacant	1,273.00
501-48 Maclay St.	2	1138	Occupied	849.00	2140-4 N. 5th St.	2	1088	Occupied	849.00
501-49 Maclay St.	2	1138	Occupied	849.00	2140-5 N. 5th St.	2	1088	Vacant	1,061.00
501-50 Maclay St.	2	1138	Occupied	849.00	2140-6 N. 5th St.	2	1088	Vacant	1,061.00
501-51 Maclay St.	2	1138	Occupied	1,273.00	2036 N. 5th St.	4	1360	Vacant	1,226.00
501-52 Maclay St.	2	1138	Vacant	849.00	2147 N. 5th St. *	3	1138	Occupied	
501-53 Maclay St.	2	1138	Occupied	849.00	2149 N. 5th St.	3	1360	Vacant	1,061.00
510 Maclay St.	2	1320	Occupied	1,226.00	2151 N. 5th St. *	3	1138	Occupied	
512 Maclay St.	2	1320	Occupied	1,226.00	2153-A N. 5th St.	3	1088	Occupied	849.00
514 Maclay St.	2	1320	Occupied	1,226.00	2153-B N. 5th St.	2	900	Occupied	1,062.00
516 Maclay St. *	2	1320	Occupied		2152 N. 5th St.	4	1575	Occupied	1,094.00
518 Maclay St. *	2	1320	Occupied		2156 N. 5th St.	3	1470	Vacant	1,471.00
526 Maclay St.	2	1400	Vacant	1,226.00	405 Woodbine St.	3	1138	Occupied	849.00
528 Maclay St.	3	1450	Vacant	1,471.00	409 Woodbine St.	3	1138	Occupied	849.00
532 Maclay St. *	2	1450	Occupied		413 Woodbine St.	3	1138	Occupied	1,273.00
534 Maclay St. *	2	1320	Occupied		500 Woodbine St.	5	1470	Occupied	981.00

ADDRESS	BEDROOMS	SQ. FT	STATUS	RENT	ADDRESS	BEDROOMS	SQ. FT	STATUS	RENT
506 Woodbine St.	3	1360	Vacant	1,061.00	2133 Moore St. *	3	1450	Occupied	
508 Woodbine St. *	3	1360	Occupied	1,061.00	2137 Moore St.	3	1138	Vacant	1,273.00
510 Woodbine St.	3	1360	Vacant	1,061.00	2139 Moore St.	3	1360	Occupied	1,061.00
520 Woodbine St.	4	1839	Vacant	1,641.00	516-A Forrest St.	2	882	Vacant	885.00
522 Woodbine St. *	3	1088	Occupied		516-B Forrest St.	2	882	Vacant	885.00
524 Woodbine St.	3	1088	Occupied	1,061.00	528 Forrest St.	3	1138	Vacant	1,273.00
521 Woodbine St.	3	1470	Occupied	981.00	530 Forrest St. *	3	1360	Occupied	
523 Woodbine St.	3	1470	Occupied	981.00	532 Forrest St. *	3	1138	Occupied	
525 Woodbine St.	3	1400	Vacant	1,226.00	548 Forrest St.	3	1138	Occupied	1,273.00
527 Woodbine St. *	3	1400	Occupied	1,226.00	550 Forrest St. *	3	1360	Occupied	
529 Woodbine St.	4	1575	Occupied	1,094.00	552 Forrest St. *	3	1360	Occupied	1,061.00
531 Woodbine St. *	4	1470	Occupied		554 Forrest St.	3	1360	Vacant	1,061.00
533 Woodbine St.	3	1360	Vacant	1,061.00	556 Forrest St.	3	1360	Vacant	1,226.00
528 Woodbine St.	4	1470	Vacant	981.00	559 Forrest St.	4	1400	Vacant	1,226.00
530 Woodbine St.	3	1400	Occupied	1,226.00	561 Forrest St.	4	1450	Vacant	981.00
532 Woodbine St.	4	1450	Vacant	1,471.00	563 Forrest St.	4	1400	Occupied	1,226.00
538 Woodbine St. *	3	1360	Occupied		565 Forrest St.	4	1400	Occupied	1,226.00
546-1 Woodbine St.	2	882	Occupied	885.00	567 Forrest St.	4	1400	Vacant	1,226.00
546-2 Woodbine St.	2	882	Vacant	885.00	569 Forrest St.	4	1400	Vacant	1,226.00
546-3 Woodbine St.	2	882	Vacant	885.00	527 Peffer St.	4	1470	Vacant	981.00
546-4 Woodbine St.	2	882	Occupied	708.00	527.5 Peffer St.	4	1470	Vacant	981.00
546-5 Woodbine St.	2	882	Vacant	708.00	531 Peffer St.	4	1470	Vacant	981.00
546-6 Woodbine St.	2	882	Vacant	708.00	533 Peffer St.	4	1470	Vacant	981.00
546-7 Woodbine St.	2	882	Vacant	885.00	2000-A N. 5th St. *	4	1400	Occupied	
546-8 Woodbine St. *	2	900	Occupied		2000-B N. 5th St.	4	1400	Occupied	1,471.00
551 Woodbine St.	4	1450	Vacant	1,471.00	2040-A N. 5th St. *	3	1320	Occupied	
553 Woodbine St.	4	1450	Vacant	1,471.00	2040-B N. 5th St.	3	1320	Occupied	1,226.00
554-1 Woodbine St.	2	900	Vacant	1,062.00	2143 N. 5th St.	3	1320	Occupied	1,226.00
554-2 Woodbine St.	2	900	Occupied	1,062.00	2145 N. 5th St.	4	1400	Vacant	1,471.00
554-3 Woodbine St.	2	882	Vacant	885.00	2145.5 N. 5th St. *	4	1400	Occupied	1,471.00
554-4 Woodbine St.	2	882	Occupied	885.00	519-A Woodbine St.	3	1320	Vacant	1,226.00
554-5 Woodbine St. *	2	900	Occupied		519-B Woodbine St.	3	1360	Vacant	1,061.00
554-6 Woodbine St.	2	882	Vacant	708.00	535-A Woodbine St.	3	1320	Occupied	1,226.00
554-7 Woodbine St.	2	882	Vacant	885.00	535-B Woodbine St.	3	1320	Occupied	1,226.00
554-8 Woodbine St.	2	882	Vacant	885.00	549-A Woodbine St.	3	1400	Vacant	1,471.00
559-1 Woodbine St.	1	900	Vacant	1,062.00	549-B Woodbine St.	3	1320	Vacant	981.00
559-2 Woodbine St.	1	882	Vacant	885.00	522 Forrest St.	3	1320	Occupied	1,226.00
559-3 Woodbine St.	2	882	Vacant	885.00	524 Forrest St. *	4	1400	Occupied	
559-4 Woodbine St.	2	882	Vacant	885.00	2108-A Moore St.	3	1320	Vacant	1,226.00
559-5 Woodbine St.	2	882	Vacant	885.00	2108-B Moore St.	3	1320	Occupied	1,226.00
559-6 Woodbine St.	2	882	Vacant	885.00	546-A Moore St.	3	1320	Vacant	1,226.00
2110 Moore St.	3	1320	Occupied	1,226.00	546-B Moore St.	3	1320	Vacant	1,226.00
2112 Moore St.	3	1320	Vacant	1,226.00	2001 Wood St.	3	1320	Occupied	1,226.00
2114 Moore St.	3	1320	Occupied	1,226.00	2003 Wood St.	3	1320	Occupied	1,226.00
2116 Moore St.	3	1390	Occupied	1,226.00	2005 Wood St.	3	1320	Occupied	1,226.00
2118 Moore St. *	3	1320	Occupied	1,226.00	2007 Wood St. *	3	1320	Occupied	
2124 Moore St.	4	1450	Vacant	1,471.00	2009 Wood St. *	4	1400	Occupied	1,471.00
2126 Moore St.	3	1400	Vacant	1,226.00	2011 Wood St.	3	1320	Occupied	1,226.00
2128 Moore St.	4	1400	Vacant	1,226.00	2013 Wood St.	3	1320	Occupied	1,226.00
2130 Moore St.	3	1400	Vacant	1,226.00	2015 Wood St. *	3	1320	Occupied	
2132 Moore St.	4	1400	Vacant	1,226.00	2017 Wood St.	3	1320	Vacant	1,226.00
2134 Moore St.	3	1400	Vacant	1,226.00	2019 Wood St. *	3	1320	Occupied	
2136 Moore St.	3	1400	Occupied	1,226.00	2123 Moore St.	3	1320	Occupied	1,226.00
2127 Moore St.	3	1400	Vacant	1,226.00	2125 Moore St. *	3	1320	Occupied	
2129 Moore St.	3	1470	Vacant	981.00					
2131 Moore St.	3	1470	Occupied	981.00					

* Subsidized Units



HARRISBURG, PA MSA

LOCAL INFORMATION

Harrisburg, Pennsylvania offers a unique blend of history, culture and modern amenities. As the state capital, Harrisburg is steeped in history, with its charming streets lined with beautifully preserved architecture and landmarks that tell the story of the nation's past. Residents have the privilege of exploring the State Capitol Building, a true architectural masterpiece, and indulging in the city's many museums, including the National Civil War Museum and the Whitaker Center for Science and the Arts. Harrisburg's cultural scene is alive with theaters, art galleries and live music venues that provide endless entertainment options.

Nature enthusiasts will find plenty to love about Harrisburg as well. The city boasts access to the picturesque Susquehanna River, where kayaking, fishing and scenic riverfront walks are popular pastimes. The Capital Area Greenbelt, a 20-mile loop trail that winds along the river, is a haven for cyclists, joggers and hikers, offering a serene escape from the hustle and bustle of city life. Additionally, Harrisburg's parks and recreational facilities provide ample opportunities for outdoor activities, family outings and picnics. With its vibrant cultural scene and proximity to natural beauty, Harrisburg offers a well-rounded and fulfilling lifestyle for its residents.

CONTACT

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SALE INFORMATION

TERMS OF SALE

This sale is being conducted subject to the Terms of Sale, available for download from the Hilco Real Estate (HRE) website at www.HilcoRealEstate.com.

ON-SITE INSPECTIONS

October 26 & November 9 at 11 a.m. (ET)
By Appointment Only

BID DEADLINE

November 30 by 5:00 p.m. (ET)

BID SUBMISSION

All bids should be made on the approved Purchase & Sale Agreement available on the HRE website. Bids must be submitted to Jonathan Cuticelli at jciticelli@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, buyers will need to register at HRE's website. Once registered for an account, buyers can login to their account and access the "Documents" tab for further property and sale information.

BUYER'S PREMIUM

A 5% Buyer's Premium will be added to the High Bid Price to equal the Total Purchase Price, per the Terms of Sale.