

231 Washington Street – Morrisville PA 19067



\$675,000.00

Add to your portfolio—or launch your real estate investing journey—with this **fully occupied 5-unit building** offering **strong, consistent cash flow**. All units are rented to reliable, long-term tenants who wish to remain. Enjoy updated amenities including an economical gas heater, electric systems, and brand-newer siding and gutters. This property is being sold AS-IS,

RENTS

as of 11-1-2025

Unit 1 (1 bed)	\$1620
Unit 2 (1 bed)	\$1525
Unit 3 (studio)	\$1400
Unit 4 (1 bed)	\$1360
Unit 5 (studio)	\$1500

Total Monthly Rent	\$7405.00	Total Yearly Rent	\$ 88860.00
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EXPENSES

See Attached

231 Wasington Street - Morrville PA 11-01-2024 to 10-31-2025

****Notes to the P&L - The rents collected are not the same as the current rents times 12 since all rents went up at different times of the year. The expenses are what was actually paid out in the 12 months 11-1-2024 to 10-31-2025. We do have two chesk that did not clear not in the expenses of \$1000 to insurance and \$400 to Morrisville Borough for U&O**

Rents (Collected 11-1-2024 to 10-31-2025)	Monthly (rate currently)	Yearly (actual collected)	
Unit 1	\$ 1,620.00	\$ 18,640.00	**
Unit 2	\$ 1,525.00	\$ 17,825.00	**
Unit 3	\$ 1,400.00	\$ 16,400.00	**
Unit 4	\$ 1,360.00	\$ 16,135.00	**
Unit 5	\$ 1,500.00	\$ 17,400.00	**
TOTAL RENTS			
			\$ 86,400.00
Expenses Actually paid for 12 monts (11-1-2024 to 10-31-2025)			
Real estate taxes (and trash)		\$ 8,843.00	
Property Insurance		\$ 2,100.00	
Repairs and Maint (Plumbing, heating and other repairs)		\$ 2,356.03	
Improvements (new sink, cabinets lighting)		\$ 2,371.21	
Power Wash		\$ 424.00	
Water (estimated higher than actual)		\$ 2,329.00	
License and Permits			
Lawn, trimming and snow		\$ 1,150.00	
Gas and Elect. We pay		\$ 4,254.91	
Lethal Pest Control		\$ 1,018.48	
TOTAL Expenses		\$ 24,846.63	\$ 24,846.63
Net Operating Income			\$ 61,553.37

231 Wasington Street

2023 rents were

		Start Date	Current Rent
231 Washington	Unit		
	1	3/1/	\$1,350.00
	2	4/1/	\$1,250.00
	3	3/1/	\$1,100.00
	4	12/1/	\$1,075.00
	5	11/1/	\$1,050.00

2024

		Start Date	Current Rent
231 Washington	Unit		
	1	3/1/2023	\$1,460
	2	4/1/2016	\$1,430
	3	3/1/2015	\$1,300
	4	12/1/2013	\$1,175
	5	11/1/2024	\$1,400

2025 as of 11-1-2025

		Start Date	Current Rent
231 Washington	Unit		
	1	3/1/2023	\$1,620
	2	4/1/2016	\$1,525
	3	3/1/2015	\$1,400
	4	12/1/2013	\$1,360
	5	11/1/2022	\$1,500

RESIDENTIAL USE & OCCUPANCY

Morrisville Borough

35 Union Street

Morrisville, PA 19067

Phone: 215.295.8181

Permit Number: UO-2025-565

**Property Address:
231 WASHINGTON ST**

**Tax ID:
24-009-294**

**Property Owner:
Hof Management LLC**

**Certificate Holder:
Hof Management LLC**

**Description of building covered by this Occupancy Permit:
Residential: Unit 1, 2, 3, 4, 5**

International Building Code Use and Occupancy Classification under Chapter 3: R-2A

The Property Address listed above was inspected for Compliance by a Certified UCC Inspector and passed with compliance of the Uniform Construction Code (UCC). 2018 Construction Code Edition is applicable to this Occupancy.

Automatic Sprinkler System: No

Date of Inspection: 10/06/2025

Certificate of Occupancy issued by: Mike T. Italia, BCO, CZO (005901)

Special Stipulations and/or Conditions: None