

MULTI-FAMILY INVESTMENT FOR SALE

SHALAMAR GARDENS

MILROY, PA 17063



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SHALAMAR GARDENS

OFFERING DETAILS

FOR SALE

SUBJECT TO OFFER

OFFERING SUMMARY

Sale Price	Subject to Offer
NOI	\$259,550 (stabilized)
# of Units	28
Address	Pacific Avenue
City, State	Milroy, PA
Municipality	Armagh Township
County	Mifflin County
Tax Parcel #	12-05-0103-000

KEY HIGHLIGHTS

- 28-Unit Residential Investment Opportunity
- 19 Units Stabilized and nine (9) Units Vacant
- In-Place NOI: \$259,550 (Stabilized Portion)
- Ability to Increase NOI Through Lease-Up of Vacant Units
- Modern Duplex-Style Workforce Housing Product
- Below State College Basis with Similar Demand Drivers
- Limited Competing Supply in Submarket
- Minutes to State College & Penn State University
- Convenient Access to Major Highway Corridors
- Separate Opportunity: Phase Three (3), Four (4), Five (5), and Six (6) Approved for 80 Additional Units

OFFERING DESCRIPTION

Shalamar Gardens, located near State College, PA, presents a opportunity to acquire a partially stabilized residential asset with both immediate cash flow and near-term upside. The offering includes 28 units within a larger 57-unit completed community, consisting of 19 fully leased units generating \$259,550 in NOI and nine (9) currently vacant units that provide a clear path to increased income through lease-up.

Located in Milroy, the asset benefits from direct access to the State College, PA economic base, anchored by Penn State University, Mount Nittany health, and a diverse mix of government, education, and private sector employers. This demand profile supports strong leasing activity and long-term occupancy stability. Further, the combination of in-place income and lease-up potential allows investors to enhance returns by stabilizing the remaining units in a proven and established community.

In addition to the current offering, investors may pursue a sperate acquisition of Phase 2, fully approved for 80 additional units, providing long-term scalability. Shalamar Gardens offers a unique blend of day-one income and value-add upside in a resilient Central Pennsylvania market.

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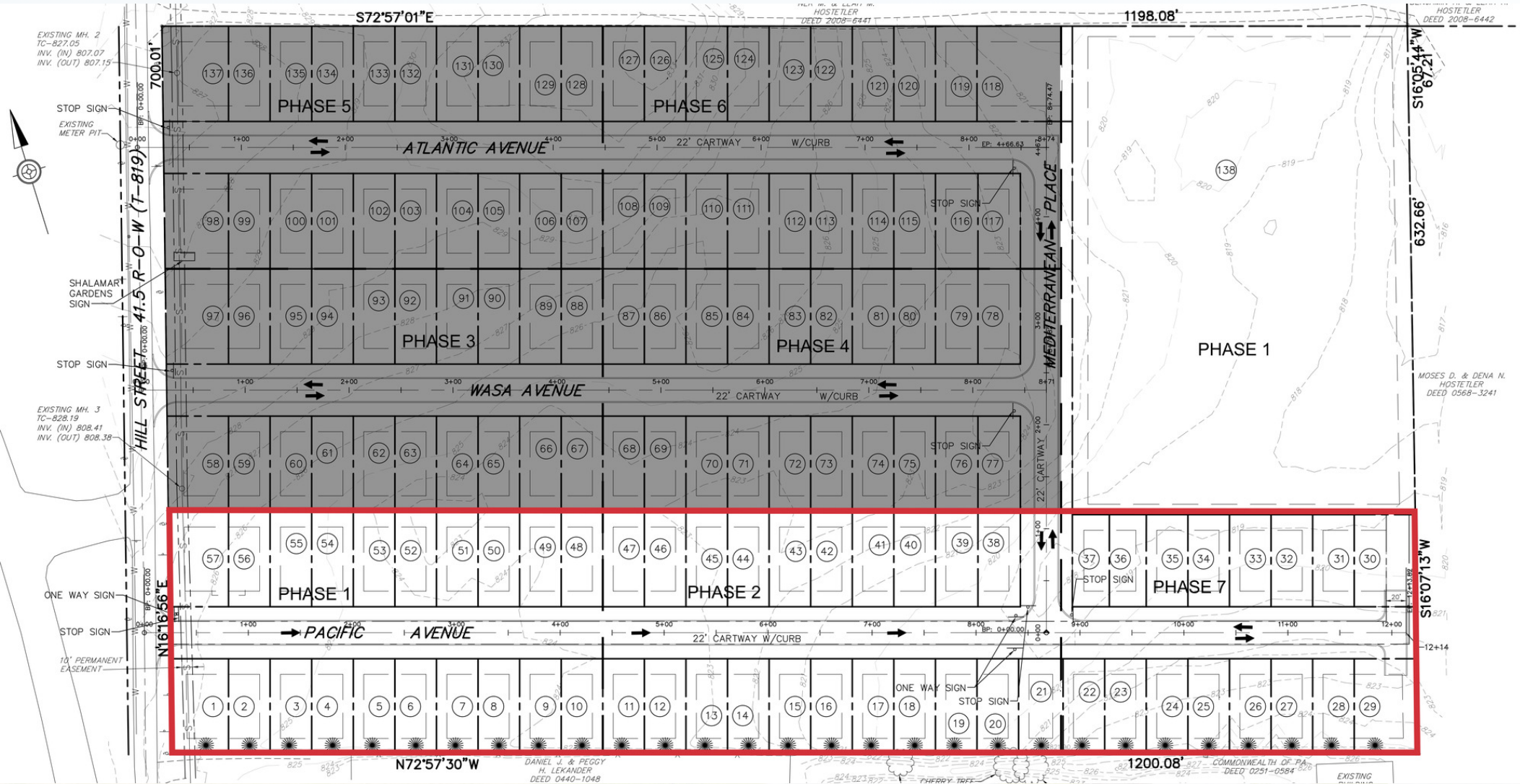
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SHALAMAR GARDENS

SITE PLAN

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PACIFIC AVENUE

LOCATION MAP

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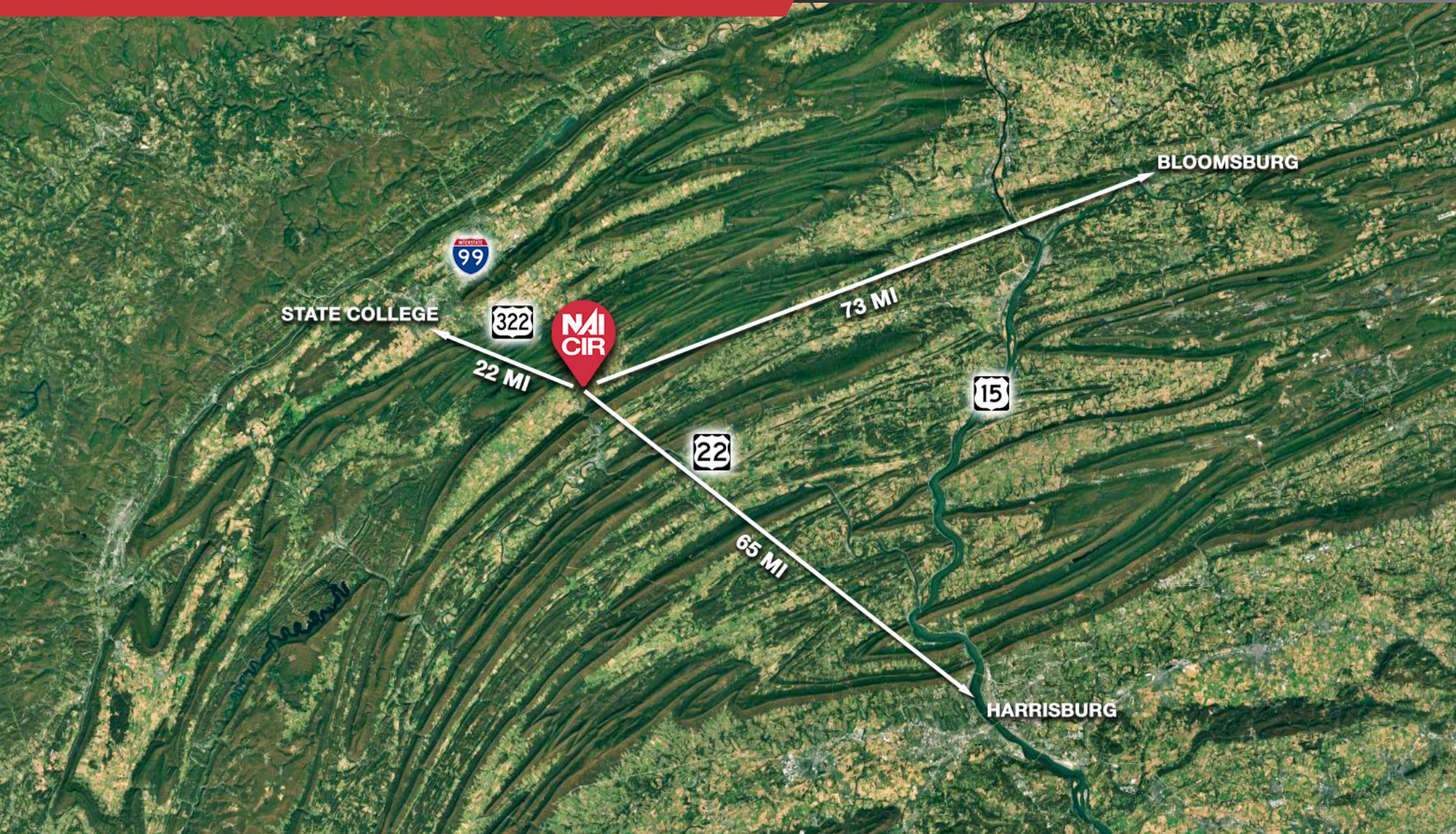
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PACIFIC AVENUE

PROXIMITY MAP

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PACIFIC AVENUE

DEMOGRAPHICS

FOR SALE
SUBJECT TO OFFER

DEMOGRAPHICS

POPULATION

10 MILE	20 MILE	30 MILE
39,194	195,549	293,193

HOUSEHOLDS

10 MILE	20 MILE	30 MILE
16,137	73,201	109,643



INCOME

10 MILE	20 MILE	30 MILE
\$78,195	\$90,816	\$90,731

OVERVIEW

The State College region—anchored by Pennsylvania State University (Penn State)—is one of Pennsylvania's most stable and resilient economic markets. Located within close proximity to State College, Shalamar Gardens benefits from a diverse and highly educated employment base driven by education, healthcare, government, and emerging technology sectors. This economic diversity supports consistent population stability and sustained rental demand, positioning the region as a reliable multifamily investment market.

KEY AREA DRIVERS

- **Top-Tier Economic Anchor:** Pennsylvania State University supports a large and stable employment base
- **Healthcare Presence:** Mount Nittany Health and regional providers drive year-round demand
- **Diverse Employment Base:** Government, education, and growing private-sector industries
- **Strong Connectivity:** Access to U.S. Route 322 and regional highway network
- **Consistent Rental Demand:** Supported by workforce, university-affiliated, and professional tenants
- **Supply-Constrained Market:** Limited new inventory in surrounding submarkets

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