

OFFERING MEMORANDUM
Olde Uptown Portfolio

Harrisburg, Pennsylvania

53 Units | 35 Properties | \$7,000,000



Commercial Real Estate Investment Opportunity
For a Passive Investor or Active Operator

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EXECUTIVE SUMMARY

Property Overview

VRA Realty Commercial is pleased to present the Olde Uptown Portfolio — a rare opportunity to acquire a stabilized, income-producing portfolio of residential and multifamily investment properties in the sought-after Olde Uptown neighborhood of Harrisburg, Pennsylvania.

This portfolio offers investors immediate scale, consistent cash flow, in-place professional management, and meaningful value-add upside through lease-up and rental rate optimization — all available through a single transaction.

Located in one of Harrisburg's most desirable urban neighborhoods, these properties benefit from the city's stable government employment base anchored by state government, healthcare, and education — providing consistent rental demand and low long-term vacancy risk.



Offering Summary

Offering Summary	
Portfolio Name	Olde Uptown Portfolio Harrisburg, PA
Asking Price	\$7,000,000
Number of Properties	35 Properties
Total Units	53 Units
Price Per Unit	~\$132,000
Asset Type	Residential / Multifamily Investment Portfolio
2026 Proforma NOI	\$427,327
Cap Rate (List Price)	6.1%
Management	In-Place — Managed by WCI Partners, LP

Investment Highlights

- **Scale at Once:** Acquire 53 income-producing units across 35 properties in a single transaction — unprecedented portfolio scale in this submarket. All properties located within a 4 block radius.
- **Stabilized Cash Flow:** In-place management and tenants provide predictable, day-one income from closing.
- **Value-Add Upside:** Lease-up of vacant units and market-rate rent increases offer meaningful NOI growth potential.
- **Prime Neighborhood:** Located in Olde Uptown Harrisburg, one of the city's most desirable and improving urban neighborhoods.
- **1031 Exchange Ready:** Ideal replacement property for investors completing a 1031 exchange from larger coastal markets.
- **Risk-Adjusted Returns:** A stabilized cap rate of 6.0%–6.5% in a government-anchored market offers superior risk-adjusted returns versus coastal alternatives.



PROPERTY PHOTOS





FINANCIAL SUMMARY

2026 Proforma Income & Expense Statement

The following financial summary reflects a 2026 proforma based on the current rent roll and the ACTUAL expenses from 2025 with standard 3% increases for underwriting assumptions. Buyers are encouraged to review detailed P&L statements during due diligence.

	Current	Proforma
Gross Potential Income	\$841,355	—
Other Income	\$26,150	—
Less: Vacancy (5%)	(\$42,068)	—
EFFECTIVE GROSS INCOME	\$825,437	—
— OPERATING EXPENSES —		
Utilities	\$34,086	—
Cleaning & Maintenance (15%)	\$123,815	—
Landscaping	\$5,684	—
Permits & Licenses	\$2,848	—
Real Estate Taxes	\$100,716	—
Insurance	\$81,435	—
Property Management (6%)	\$49,526	—
TOTAL OPERATING EXPENSES	\$398,110	—
NET OPERATING INCOME (NOI)	\$427,327	—



RENT ROLL

As of January 29, 2026 | 1900 N 2nd St, Harrisburg, PA 17102

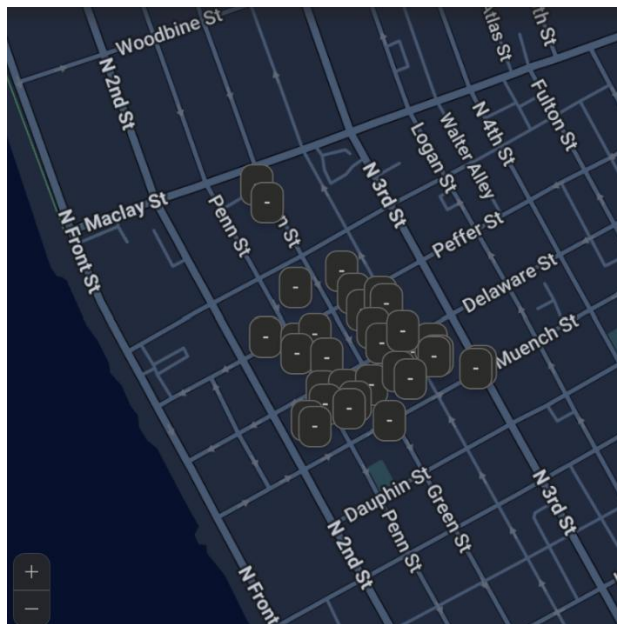
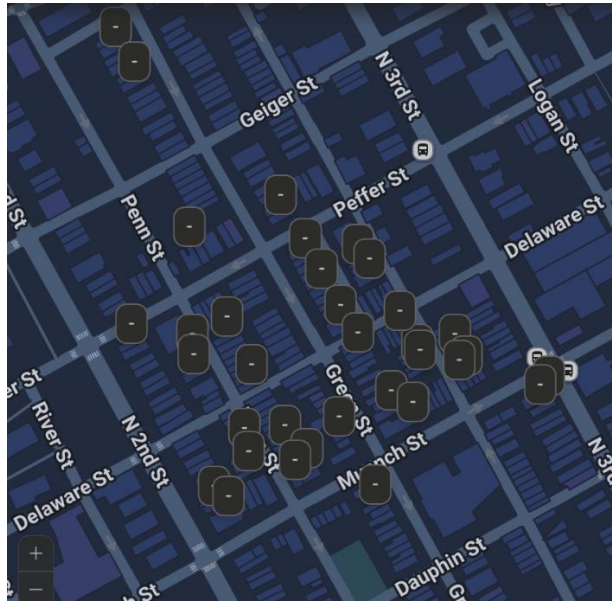
Property Address	Unit	Status	Bed / Bath	SF	Monthly Rent
210 Muench	1	Occupied	Studio/1 Bath	400	\$619
210 Muench	2	VACANT	Studio/1 Bath	400	\$795*
210 Muench	3	Occupied	1 Bed/1 Bath	500	\$894
210 Muench	4	VACANT	2 Bed/1 Bath	400	\$795*
210 Muench	5	Occupied	1 Bed/1 Bath	500	\$761
210 Muench	6	Occupied	Studio/1 Bath	400	\$459
210 Muench	7	Occupied	Studio/1 Bath	400	\$552
214 Muench	1	Occupied	4 Bed/1.5 Bath	1,600	\$1,509
222 Muench	1	Occupied	3 Bed/2 Bath	1,950	\$1,794
226 Peffer	1	Occupied	3 Bed/1 Bath	1,800	\$1,293
265 Delaware	1	Occupied	3 Bed/1 Bath	1,630	\$1,249
272 Muench	1	Occupied	3 Bed/2.5 Bath	2,056	\$1,867
274 Muench	1	Occupied	3 Bed/1 Bath	1,910	\$1,511
1419 Susquehanna	1	Occupied	3 Bed/1 Bath	1,400	\$1,082
1832 Green	1	Occupied	3 Bed/2 Bath	2,100	\$1,617
1838 N. 3rd St	1	Occupied	2 Bed/1 Bath	1,094	\$1,217
1838 N. 3rd St	2	Occupied	2 Bed/1 Bath	1,094	\$1,195
1838 N. 3rd St	3	Occupied	2 Bed/1 Bath	1,094	\$1,195
1840 N. 3rd St	1	Occupied	2 Bed/1 Bath	1,000	\$1,185
1840 N. 3rd St	2	Occupied	2 Bed/1 Bath	1,500	\$1,382
1901 N. 2nd	1	Occupied	1 Bed/1 Bath	850	\$1,007
1901 N. 2nd	2	Occupied	1 Bed/1 Bath	850	\$1,075
1901 N. 2nd	3	Occupied	1 Bed/1 Bath	678	\$931
1901 N. 2nd	4	Occupied	1 Bed/1 Bath	675	\$843
1901 N. 2nd	5	Occupied	2 Bed/1 Bath	910	\$1,243
1905 Green	1	Occupied	1 Bed/1 Bath	1,000	\$1,347
1905 Green	2	Occupied	1 Bed/1 Bath	1,000	\$1,330
1905 Green	3	Occupied	1 Bed/1 Bath	1,000	\$1,345
1905 N 2nd St	1	Occupied	Studio/1 Bath	2,096	\$1,264
1906 Green St	1	Occupied	4 Bed/1 Bath	1,944	\$1,395
1906 Penn	1	Occupied	Studio/1 Bath	1,600	\$600
1907 Penn	1	Occupied	3 Bed/1.5 Bath	1,536	\$1,725
1907 Susquehanna	1	Occupied	3 Bed/2 Bath	1,451	\$1,617

1908 Susquehanna	1	Occupied	3 Bed/2 Bath	1,600	\$1,695
1910 Susquehanna	1	Occupied	4 Bed/1 Bath	1,620	\$1,280
1912 Penn	1	VACANT	3 Bed/1 Bath	1,800	\$1,595*
1921 Green	1	Occupied	4 Bed/1 Bath	1,808	\$1,470
1923 Penn	1	Occupied	3 Bed/1 Bath	1,572	\$1,419
1927 Green	1	Occupied	2 Bed/2 Bath	2,310	\$1,795
1930 Susquehanna	1	Occupied	2 Bed/1 Bath	1,388	\$1,395
1934 Penn	1	VACANT	3 Bed/1.5 Bath	1,551	\$1,595*
1936 Susquehanna	1	Occupied	2 Bed/1 Bath	1,388	\$1,210
1937 Green	1	Occupied	2 Bed/2.5 Bath	2,310	\$1,867
1937 Penn	1	Occupied	3 Bed/1.5 Bath	1,508	\$1,495
1938 Penn	1	Occupied	3 Bed/2.5 Bath	1,780	\$1,457
1939 N 2nd	1	Occupied	1 Bed/1 Bath	1,000	\$1,401
1939 N 2nd	2	Occupied	1 Bed/1 Bath	980	\$1,395
1939 N 2nd	3	Occupied	1 Bed/1 Bath	900	\$1,437
1945 Green	1	Occupied	2 Bed/1.5 Bath	2,300	\$1,795
2001 Green	1	Occupied	2 Bed/2 Bath	2,440	\$2,218
2036 Green	1	Occupied	1 Bed/1 Bath	923	\$1,451
2036 Green	2	Occupied	2 Bed/1 Bath	1,200	\$1,495
2044 Green	1	Occupied	5 Bed/1 Bath	2,557	\$1,182

TOTAL PORTFOLIO 53 Units 35 Properties	50 Occupied 3 Vacant	\$69,957 / Mo
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* Market rent shown for vacant units. Red rows indicate currently vacant units.

AERIAL MAP



MARKET OVERVIEW

Olde Uptown Harrisburg

Olde Uptown is one of Harrisburg's most established and revitalizing urban neighborhoods, known for its architectural character, tree-lined streets, and proximity to downtown Harrisburg. The neighborhood features a mix of Victorian-era rowhouses and mixed-use buildings that attract a diverse tenant base of professionals, state government employees, and long-term residents.

Harrisburg serves as Pennsylvania's state capital, providing a stable employment base anchored by government, healthcare, and education sectors. This foundation supports consistent rental demand and low long-term vacancy risk for well-maintained residential properties.



Why This Portfolio?

Immediate Portfolio Scale

Acquire 53 units across 35 properties in one transaction — scale that would take years to build individually.

Institutional Management In-Place

WCI Partners, LP provides professional management continuity from day one.

1031 Exchange Eligible

The portfolio size and income profile make it an ideal replacement property for 1031 exchange buyers from coastal markets.

Value-Add Potential

3 vacant units + below-market rents on several units create immediate upside for an active operator.

Exclusively Listed By

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