



\$ 349,000

521 N 6th Street, Allentown, PA 18102

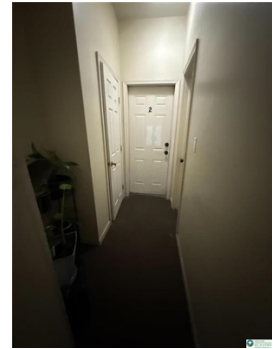
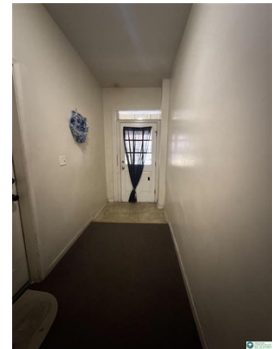
- » Beds: 5 | Baths: 3 Full
- » MLS #: 779204
- » Income | 2,208 ft²
- » More Info: 521North6th.IsForSale.com



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Remarks

Now Offered at \$369,500 w/ Owner Financing possible!!! 521 N. 6th Street presents an exceptional opportunity to acquire a fully licensed Single Room Occupancy (SRO) investment delivering immediate cash flow, strong operating performance, and meaningful upside in one of the Lehigh Valley's most resilient rental markets. Priced at just \$369,500, this stabilized asset generates a Current Net Operating Income of \$31,140, producing an impressive 8.43% capitalization rate. Through modest rent optimization and continued professional management, the property offers a projected Pro Forma NOI of \$34,140, increasing returns to an outstanding 9.24% pro forma cap rate. These performance metrics position the property among the stronger cash-flow opportunities currently available in the region. Unlike traditional multifamily properties that rely on a small number of apartment leases, this licensed SRO benefits from multiple independent income streams, helping to reduce vacancy exposure while creating consistent monthly cash flow. The property is currently operating at 100% occupancy, with several rooms still offering measurable rental upside. allowing investors to increase revenue without significant capital improvements. With strong in-place income. efficient operating expenses.

