Student Housing

274 Greenwich St, Kutztown, PA 19530

4 Units/20 Beds

CLEAR MULTIFAMILY

PRESENTED BY

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Clear Multifamily
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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. DO NOT WALK ON PROPERTY, TALK OR CONTACT ANY TENANTS OR MANAGEMENT WITHOUT WRITTEN PERMISSION OF SELLER OR SELLER'S AGENTS.

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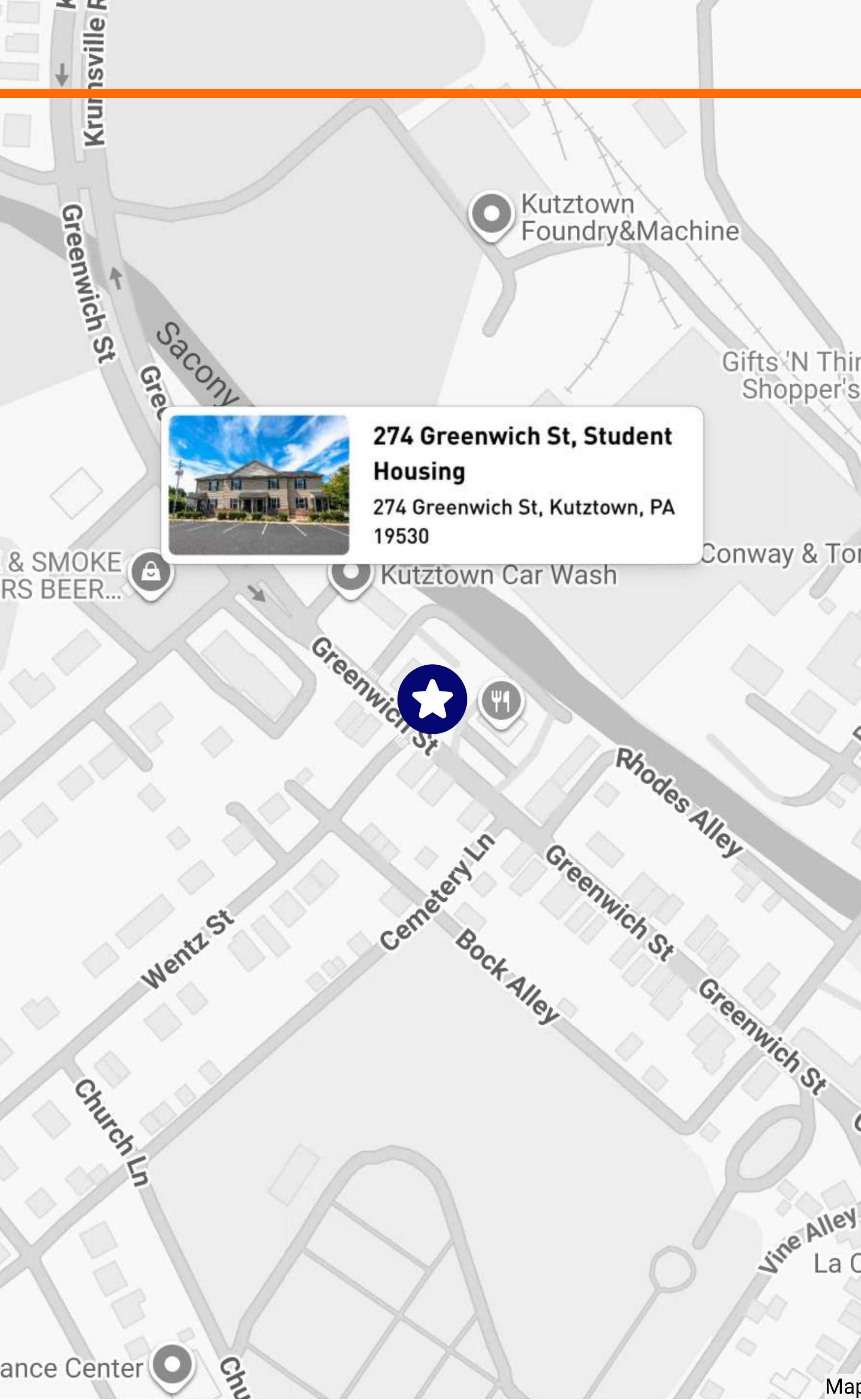

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The Asset

Student Housing

274 Greenwich St, Kutztown, PA 19530

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Property Description

Presenting a premier student housing investment at 274–306 Greenwich Street in Kutztown, PA — four well-maintained townhome-style units built in 2012, offering a combined 20 bedrooms and 12 bathrooms, ideally positioned to serve Kutztown University's strong and consistent rental demand.

Situated a mere two blocks from the main University campus, it's prime location makes it highly desirable for prospective student tenants. Each townhome features five bedrooms and three bathrooms, solid wood doors, and all hard-surface flooring throughout, reflecting quality construction and durable, low-maintenance finishes.

The property benefits from a track record of stable, high-quality tenancy — including sororities, senior students, and university athletes — and is currently fully leased for the upcoming academic year, providing immediate income for a new owner. Academic-year leases provide reliable turnover structure, while an owner-provided electric cap arrangement and newer units keep costs predicable.

The Landlord covers all utilities including Boro funded internet at very affordable pricing, but has a cap on electrical use, with overage billed back to the residents. Typically the unit is leased collectively to a group, with each occupant signing a separate lease for their room. The rent is paid per semester, up front in full before semester starts.

Property Highlights

- Solid construction & well maintained units
- 4 Units each with 5 beds/3baths
- Well maintained w/ solid income history
- Only 2 blocks from Kutztown University Campus

OFFERING SUMMARY	
Sale Price:	$1,300,000
Number of Units:	4 Units / 20 Beds
Lot Size:	0.33 Acres
Building Size:	7,280 SF
Built In:	2012
APN:	55-5443-08-78-5950
Zoning:	C-1
Municipality:	Kutztown Borough
County:	Berks

PROPERTY OVERVIEW

Description

Presenting a premier student housing investment at 274–306 Greenwich Street in Kutztown, PA — four well-maintained townhome-style units built in 2012, offering a combined 20 bedrooms and 12 bathrooms, ideally positioned to serve Kutztown University's strong and consistent rental demand. Situated a mere three blocks from the main University campus, it's prime location makes it highly desirable for prospective student tenants. Each townhome features five bedrooms and three bathrooms, solid wood doors, and all hard-surface flooring throughout, reflecting quality construction and durable, low-maintenance finishes. The property benefits from a track record of stable, high-quality tenancy — including sororities, senior students, and university athletes — and is currently fully leased for the upcoming academic year, providing immediate income for a new owner. Academic-year leases provide reliable turnover structure, while an owner-provided electric cap arrangement and individual gas metering keep operating costs predictable. Priced at $1,300,000 ($65,000 per bed), this fully occupied, income-producing asset represents a compelling opportunity for investors seeking stabilized returns in a proven college market.

Property highlights

- Each unit has 5 beds / 3 baths
- Predictable, easy-to-manage operating structure
- Fully leased for the upcoming academic year
- Thoughtful unit design and finishes
- Styled as four townhomes

EXTERIOR

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INTERIOR

AREA DESCRIPTION

Set in the heart of Kutztown, 274 Greenwich St offers a welcoming small-town setting with easy access to everyday conveniences and community life.

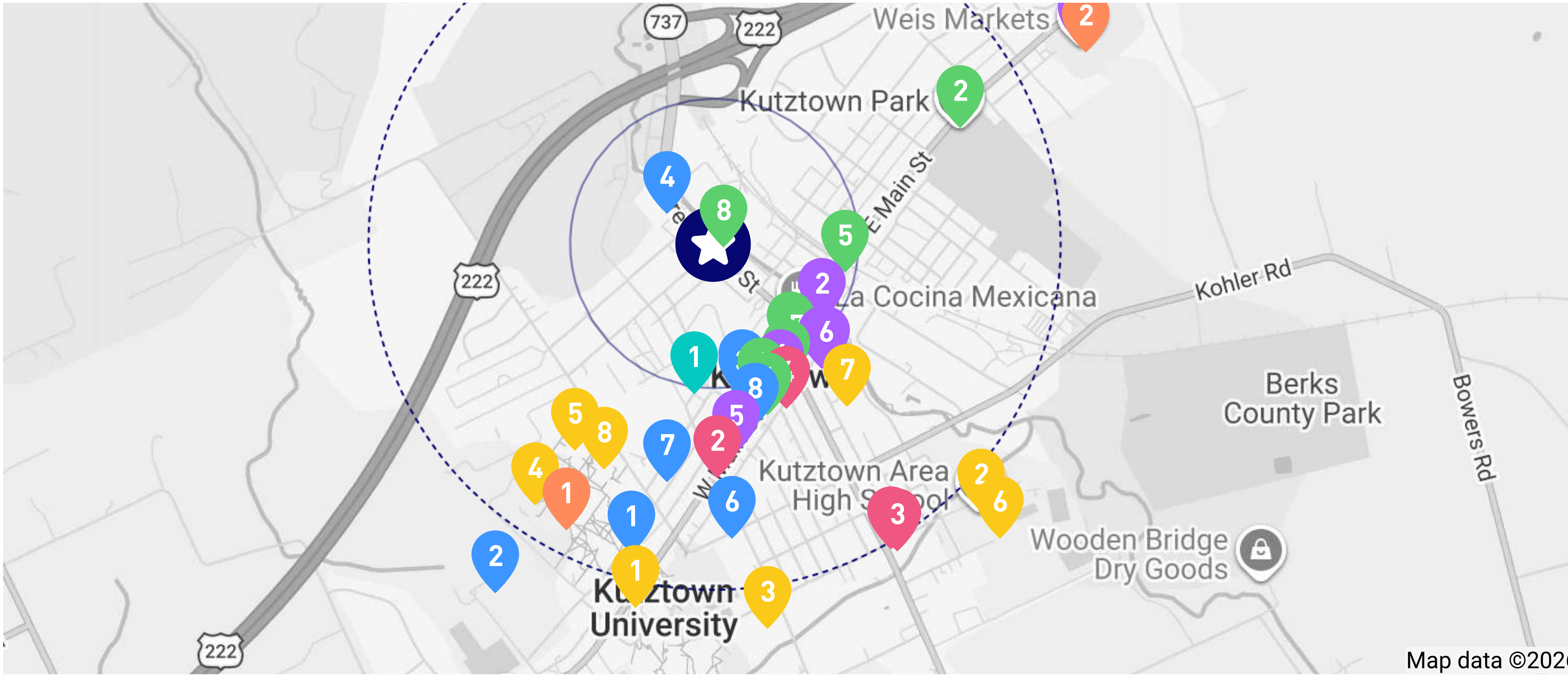
The surrounding area features established residential streets alongside the small-town feel of downtown Kutztown, where you'll find locally owned shopping, classic American and ethnic dining options, seasonal events, and services that support a convenient lifestyle.

Residents also benefit from nearby recreation, including parks, playgrounds, and walking routes that highlight the region's natural setting, as well as cultural and seasonal attractions tied to Kutztown University and the borough's well-known community festivals.

Families are served by the Kutztown Area School District, and commuting is straightforward thanks to close connections to major roadways in the Lehigh Valley which makes trips to Reading, Allentown, and surrounding employment centers practical. The easy traveling distance also makes the university a prime pick for PA-based students.

POINTS OF INTEREST

— 5min walk ‑‑‑ 10min walk



DAILY NEEDS

1 Weis Markets
2 Turkey Hill
3 CVS Pharmacy
4 Grab N Go Mart
5 Mr. Food Convenience Store
6 Village Square

HEALTHCARE

1 Saucony Smiles
2 Kutztown Dental Center
3 Saucony Smiles
4 Viechnicki Orthodontics
5 Dr. Alexa Sicher

WALKABLE DINING & GATHERING

1 Kutztown Tavern
2 Kutztown Park
3 Simran Indian Cuisine
4 K'Town Pub Taphouse & BBQ
5 Dunkin'
6 the bagel bar cafe
7 Sajal Hot Chicken & Gyro Grill
8 Camillos Italian Restaurant,...
9 Chick-fil-A

QUICK MEALS

1 Chick-fil-A
2 SNOWFOX Sushi

CULTURE & RECREATION

1 Schaeffer Auditorium
2 Pennsylvania German Cultu...
3 Strand Theatre
4 Althouse Training Center
5 Empower Yoga
6 Keith Haring Fitness Court ...
7 Kage Wrestling & Fitness
8 Well + Wild Pilates

EDUCATION

1 Kutztown University of Penn...
2 Kutztown Area High School
3 O'Pake Fieldhouse
4 Kutztown University: Lytle H..
5 Beekey Education Center
6 Kutztown Area Middle School
7 Kutztown Community Library
8 Rickenbach Research and L...

TRANSIT ACCESS

1 Bieber Terminal

AREA PHOTO

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Financials

Rent Roll

Cash Flow

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RENT ROLL

# of Unit	Address	Lease End Date	Rent Month (x10)	Annual Rent
1	274 5 @ $4570/Person/Semester	5/15/2027	$4,570.00	$45,700.00
2	302 3 @ $4295/Person/Semester & 2 @ $3995/Person/Semester	5/15/2027	$4,175.00	$41,750.00
3	304 3 @ $4295/Person/Semester & 2 @ $3995/Person/Semester	5/15/2027	$4,175.00	$41,750.00
4	306 5 @ $5045/Person/Semester	5/15/2027	$5,045.00	$50,450.00
			$17,965.00	**$179,650.00**

CASH FLOW

All Figures are Annual	$/SQ FT or $/Unit	% of GOI	Current Income & Expenses	Income & Expenses	Comments/Footnotes
Potential Rental Income				$179,650.00	
Less: Vacancy & Cr. Losses		(9.%of PRI)		$16,169.00	Market & Economic Vacancy
Effective Rental Income				$163,169.00	
Plus: Other Income (collectable)				$4,245.00	Misc Income: Pet fee, Conv fee, Late fees
Gross Operating Income				**$167,727.00**	

Operating Expenses	$/SQ FT or $/Unit	% of GIO	Current in Place Income & Expenses		Comments/Footnotes
Real Estate Taxes	$2.85		$20,743.00		Actual from 2026 tax record
Flood Insurance	$0.15		$1,088.00		Actual - Elevation is above Flood zone
Property Insurance	$0.62		$4,545.00		Actual
Off Site Management	$.30	0.1	$16,772.65		Market Rate Management
Repairs and Maintenance	$1.18	0.051	$8,618.00		Actual 2025, includes Landscaping
House Electric - cap on use	$0.97		$7,094.00		Actual 2025
Water/Sewer	$0.62		$4,534.00		Actual 2025
Gas	$0.20		$1,473.00		Actual 2025
Trash			$3,235.00		Actual 2025
Licenses/Permits	$0.05		$400.00		Estimate
Misc. Contract Services			$1,7250.00		Inspection & Service for fire alarm system
Total Operating Expenses			**$70,228.00**		

Net Operating Income	**$97,499.00**	**7.50% CAP**
Less: Annual Debt Service	$72,039.00	1.35 DSCR
Cash Flow Before Taxes	**$25,460.00**	**7.3% COC**

* Debt Assumptions: 75% LTV at 7.% W/ 25 Year Am

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Market Overview

About Kutztown University

Employers

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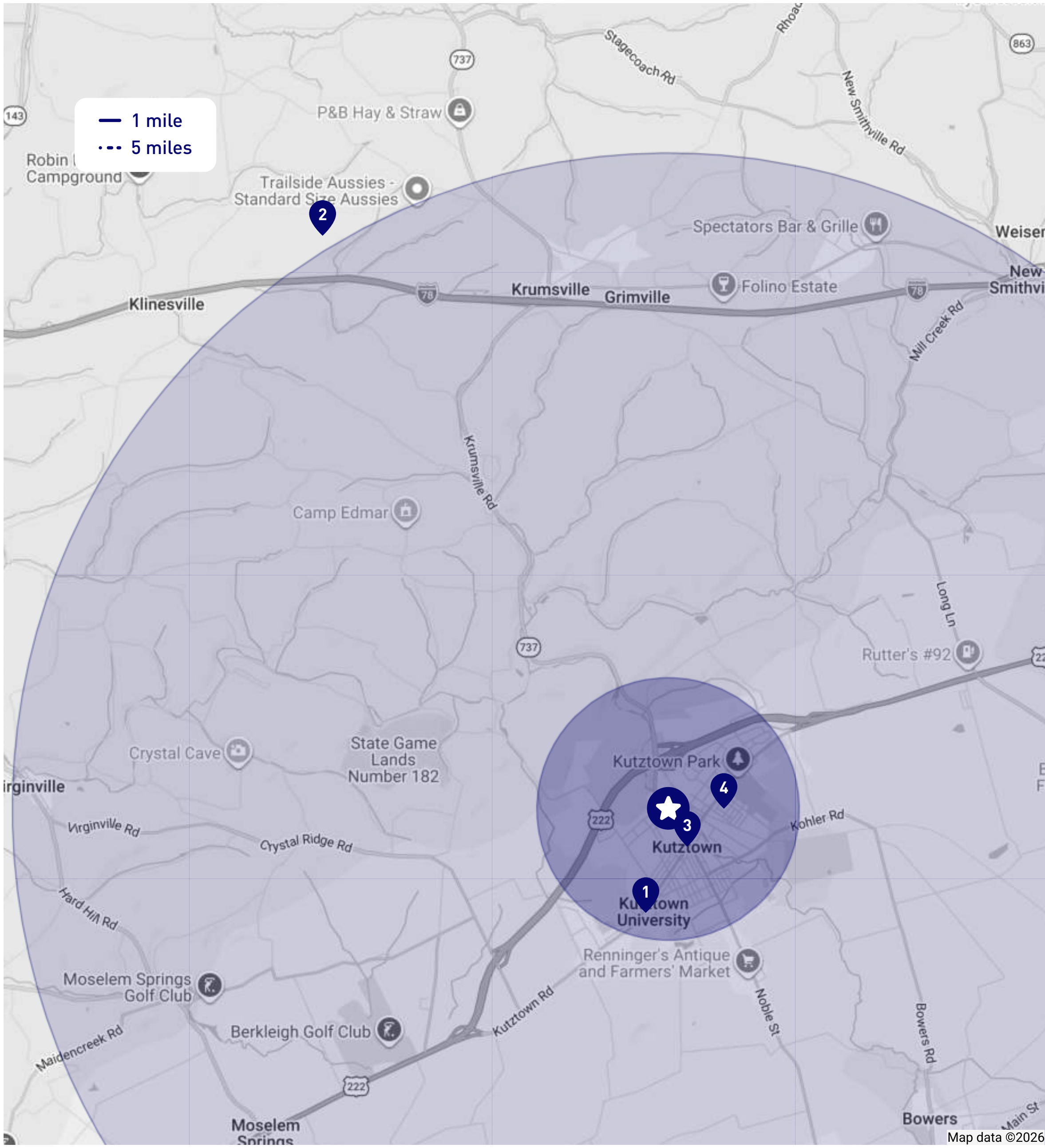
ABOUT KUTZTOWN UNIVERSITY

Kutztown University is located in the Northern region of Berks County, PA, with approximately 7,367 students as of Fall 2025 — a figure that has remained stable over the past three years. Steady student retention and a growing graduate program indicates a strong university system.

University policy requires freshmen and sophomores to live on campus, which creates a self-renewing pipeline of off-campus demand each year as that cohort advances. Juniors, seniors, and all graduate students — a combined pool exceeding 4,000 students — represent the private rental market, providing a durable and recurring tenant base.]

Geographically, KU draws 88% of its students from Pennsylvania, with its location 90 minutes west of Philadelphia and 30 minutes from the Lehigh Valley placing it squarely within reach of two of the state's largest population centers. This central placement results in a majority of students returning to their hometowns for the weekends, making for quite weekends at the property. Affordable in-state tuition makes KU a value-driven regional institution — the type that tends to sustain enrollment steadily over time.

EMPLOYERS



1 **Kutztown University of Pennsylvania**

2 **Kutztown Area School District**

3 **Kutztown**

4 **United States Postal Service**

ADVISOR BIO

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Naomi Brown is the Broker of Record for Clear Multifamily. Since entering Real Estate in 2014, Brown has become an local expert in land and investments. Naomi leverages local market data to ensure each client's investment property value is maximized, both on the holding period and at sale. Naomi has a strong track record of results-oriented service for each client based on her keen eye for value. Her strong negotiation skills have contributed to millions in closed properties since her licensure. Raised in Lancaster County, PA in a hardworking Mennonite farming family, Brown learned the principals of hard work and serving others from a young age. This has served her well in real estate, working to grow both in transactions and knowledge from the start. Naomi became a Realtor in 2014, a Broker in 2018, and CCIM (Certified Commercial Investment Member) in 2020.

Vision
Our vision is to change the way multifamily brokerage is done by putting the power back into the hands of the investors.
We provide the knowledge, platform and tools to empower Multifamily sellers to professionally market their apartment listings themselves. By handling the logistics of property showings and negotiations with buyers, sellers save massive commissions while selling their building for more money.

- We provide high value brokerage services to help apartment building owners sell for the best price. Because our services are completely virtual, we are able to offer expansive marketing for competitive fees.
- Owners who sell with us benefit from incredible marketing and competitive brokerage fees, but access to our ongoing free education, and a suite of services provided to help them transition to their next investment.
- We provide referral services to loan, title, 1031 Exchange services, and options for them to purchase like 1031 exchange and DSTs.

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