



## STATE COLLEGE COMMUNITY LAND TRUST

1315 S. Allen Street, #306  
State College, PA 16801  
[www.scclandtrust.org/apply](http://www.scclandtrust.org/apply)



***This is a State College Community Land Trust (SCCLT) home; the home will undergo renovations in Summer 2025 and be available for sale in early 2026. SCCLT provides affordable housing opportunities to income-qualified first-time homebuyers in the Borough of State College. Eligible buyers for this property must earn between 81-120% of the Area Median Income (\$86,551-129,840 for 4-person household). The sales price is for the improvements (house) only. The homebuyer agrees to lease the land from SCCLT.***

## 222 E. IRVIN AVE

**Sale Price: \$275,000**

1945 Cape Cod on quaint, historic Borough street, just a couple blocks from downtown State College. 1572 sq ft plus partially finished basement; 3 bedroom/2 bathroom. 0.26 acre lot. Renovations TBD.

ESTIMATED MONTHLY COSTS			
Mortgage	Monthly principal & interest based on 6.75% 30 yr fixed rate loan (3% down)		\$1,730.00
Homeowner's Insurance	Annually: \$900	Put into escrow monthly:	\$75.00
Real Estate Tax	Annually: \$5206		\$434.00
Monthly Land Lease Fee			\$40.00
TOTAL A =			\$2,279.00
Electric	Monthly		\$75.00
Gas	Seasonal Use	Set aside monthly:	\$137.00
Water & Sewage	Pay quarterly	Set aside monthly:	\$75.00
Refuse	Pay biannually	Set aside monthly:	\$40.00
TOTAL B =			\$327.00
TOTAL A + B =			\$2,606.00

***Please remember that figures are best guess estimates and do not include:***

Telephone • Cable • Internet Service • Home Maintenance