

FOR SALE

1,397 SF Turnkey Rental Property

131 Bernice St, Johnson City, NY 13790



Johnson City Properties

1. 131 Bernice St
2. 89 Theron St
3. 73 Theron St
4. 69 Theron St
5. 94 Theron St
6. 217 Ackley Ave
7. 50 Shelby St

Property Highlights:

Flagship Asset: The largest of seven professionally themed, fully turnkey short- and mid-term rental properties developed by Umbrella Properties LLC since 2020, offering immediate scale and proven operational systems.

Move-In Ready Investment: This spacious five-bedroom home has been thoughtfully renovated with updated bathrooms, a modern kitchen, and premium finishes by the same experienced designer and contractor responsible for the entire portfolio—ensuring consistent quality and guest appeal.

Efficient Portfolio Management: All seven properties (eight rental units) are located within one mile of each other, allowing for streamlined operations, faster maintenance response, easier housekeeping coordination, and lower management costs.

Established Market Presence: The portfolio has developed a strong presence in the local short-term rental and corporate housing market, providing significant visibility and a competitive position across major booking platforms.

Verified Income History: Historical short-term rental performance data and executed lease agreements are available upon request, giving buyers transparency and confidence in the property's income potential.

Truly Turnkey Acquisition: Purchase of the complete portfolio includes all seven properties (eight units), fully furnished living spaces, maintenance and laundry equipment, an established customer database, plus hands-on transition training and operational support from the current owner and property manager for a seamless ownership transfer.



3630 George F. Highway, Endwell, NY 13760



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Karla Service

Real Estate Salesperson

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