

4 UNITS INVESTMENT PROPERTY
FOR SALE

768 LEWISBERRY RD |
LEWISBERRY, PA 17339

Presented By:
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CCIM

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CAPSTONE
COMMERCIAL

205 W Caracas Ave | Hershey, PA 17033

PROPERTY OVERVIEW

768 Lewisberry Rd | Lewisberry, PA 17339



PROPERTY DESCRIPTION

Great opportunity to acquire stabilized units with value add potential. The property is made up of (4) 2 bedroom units.

Since most of these units have been occupied with long term tenants, many are in need of some improvement, and some Cap Ex is needed in some places. Long term owner is retiring. Sale is AS IS CONDITION.

The property is on a well and septic. All units have separate electric and separate water heaters.

PROPERTY HIGHLIGHTS

- 4 units, stabilized
- Solid location
- Value add potential

OFFERING SUMMARY

Sale Price:	\$375,000
Number of Units:	4
Lot Size:	0.78 Acres
Building Size:	5,000
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Zoning:	Rural Living
APN:	27-000-QF-0038-00-00000
Municipality:	Fairview Twp
County:	York



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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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FINANCIAL

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Rent Roll

Unit	Lease Type	SF	%	Exp. Date	Rent SF	\$/Month	Annual Rent
1	All Units 2 Bedroom	1100	0.25	TBD	\$0.82	\$900.00	\$10,800.00
2	All Units 2 Bedroom	1100	0.25	5/1/2027	\$1.00	\$1,100.00	\$13,200.00
3	All Units 2 Bedroom	1100	0.25	1/31/2027	\$0.95	\$1,050.00	\$12,600.00
4	All Units 2 Bedroom	1100	0.25	1/31/2027	\$1.00	\$1,100.00	\$13,200.00
		4400	1 Rent Per SF:		\$11.32	\$4,150.00	\$49,800.00

All Figures Are Annual	\$/SQ FT or \$/Unit	% of GOI	Comments/Footnotes
Potential Rental Income			\$49,800.00
Less: Vacancy & Cr. Losses		(5.0% of PRI)	\$2,490.00 Stabilized Estimated Vacancy
Effective Rental Income			\$47,310.00
Plus: Other Income (collectable)			
Gross Operating Income			\$47,310.00

Operating Expenses	\$/SQ FT or \$/Unit	% of GOI	Comments/Footnotes
Real Estate Taxes	\$0.92		\$4,584.00 Actual
Property Insurance	\$0.39		\$1,966.00 Actual
Off Site Management	\$0.76	0.08	\$3,785.00 Estimated Management
Repairs and Maintenance	\$0.95	0.1	\$4,731.00 Estimate- Current is \$8,428
Common Electric			\$1,014.00 Owner electric
Trash	\$0.24		\$1,200.00
Lawn & Landscaping	\$0.24		\$1,200.00 Estimate
Total Operating Expenses	\$3.49		\$18,480.00

Net Operating Income	\$28,830.00	7.7% Cap Rate
Less: Annual Debt Service	\$23,854.00	1.209 Debt Cov. Ratio
Cash Flow Before Taxes	\$4,976.00	4.715% Cash on Cash

* Debt Assumptions: 75% LTV at 7.0% W/ 25 Year Am



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PARCEL

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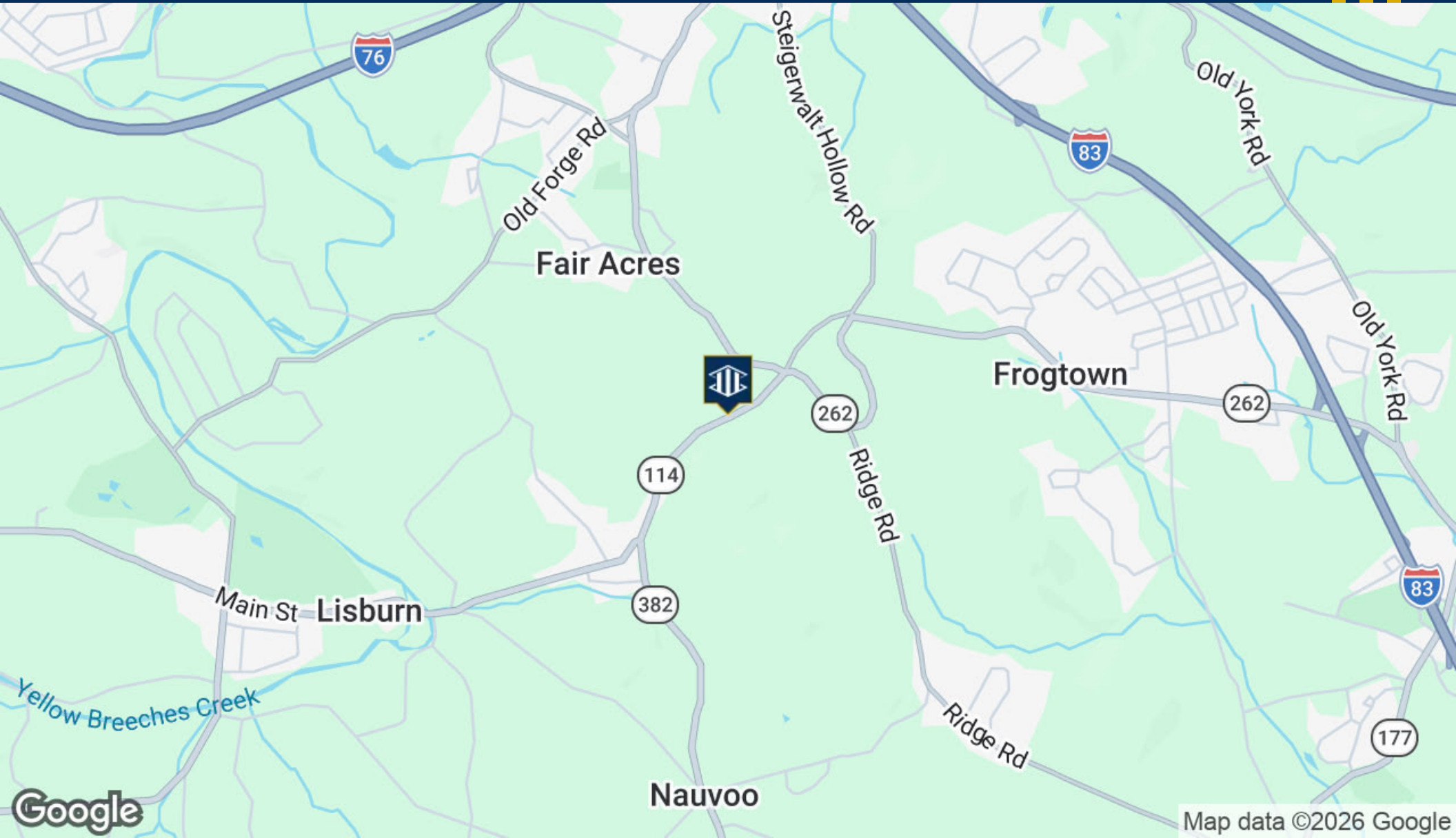
Google Earth



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AREA OVERVIEW

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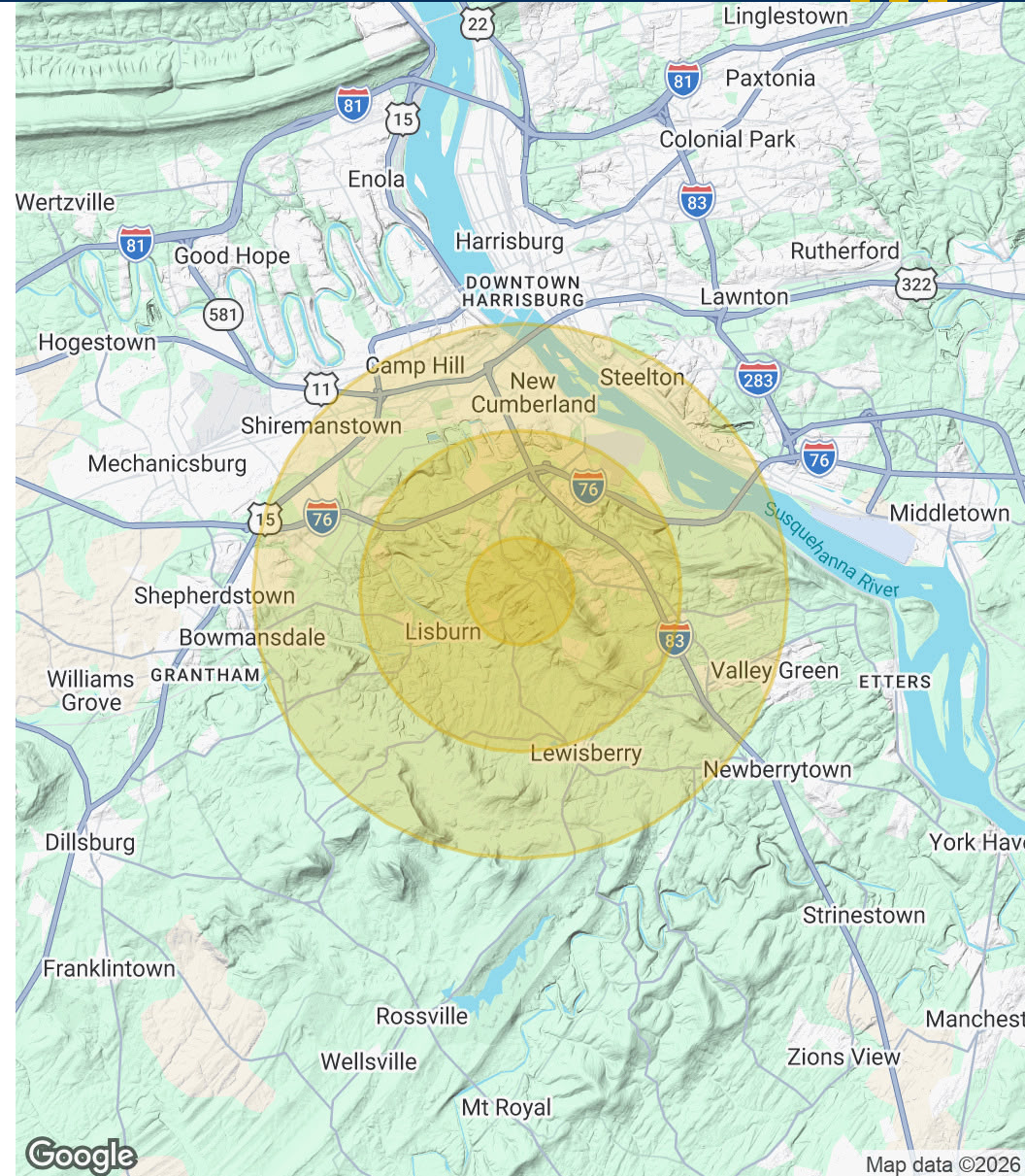
DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,149	18,078	80,332
Average Age	50.8	43.7	41.3
Average Age (Male)	50.3	43.8	40.4
Average Age (Female)	51.6	41.7	40.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	479	7,085	32,869
# of Persons per HH	2.4	2.6	2.4
Average HH Income	\$115,924	\$126,725	\$108,081
Average House Value	\$354,588	\$321,525	\$277,170

2023 American Community Survey (ACS)



ADVISOR BIO

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Principal & Senior Advisor

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Naomi Brown is the Broker of Record for Capstone Commercial. 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.

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LEGAL

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