



GCA Real Estate Group



Gianni Cavero-Aponte | REALTOR(R)
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8 E Broadway Ave, Etters, PA 17319

Current Rent Roll & Tenant Directory | Investor Due Diligence Package



Asset Profile	Utility & Upside Notes
5-unit multifamily located in Goldsboro Borough / York County. West Shore School District. B and C reportedly recently remodeled.	Well water. Electric baseboard heat in all units. Tenants pay electric. Garbage is billed to landlord by Goldsboro ELHP and reimbursed by tenants. Landlord pays sewer, estimated at \$3,000/year.

\$3,645	\$43,740	\$5,400	\$475,000
Current Monthly Rent	Current Annual Rent	Projected Monthly Rent	Target List Price
80%	\$95,000	\$4,845	\$64,800
Current Occupancy	Price Per Unit	If 8D Is Leased at \$1,200	Projected Annual Rent

Executive Summary

Current gross rent: \$3,645/month or \$43,740/year with 4 of 5 units occupied.

Immediate lease-up opportunity: Leasing vacant 8D at \$1,200/month increases gross rent to \$4,845/month or \$58,140/year.

Full projected rent roll: \$5,400/month or \$64,800/year, representing \$21,060 in potential annual gross rent upside from current income.

Investor appeal: Smaller multifamily asset with existing in-place income, stated tenant-paid electric, reimbursed garbage, limited landlord utility exposure, and identifiable rent upside.

Current Rent Roll

Owner-provided rent roll with current occupancy, projected rent targets, and lease-up upside.

Unit	Status	Unit Mix	Current Rent	Annualized	Projected Rent	Notes
8	Occupied	1 bed / 1 bath	\$800	\$9,600	\$1,000	Under-market upside
8A	Occupied	1 bed / 1 bath	\$545	\$6,540	\$900	Under-market upside
8B	Occupied	1 bed / 1 bath	\$1,100	\$13,200	\$1,100	Recently remodeled
8C	Occupied	2 bed / 1 bath	\$1,200	\$14,400	\$1,200	Recently remodeled
8D	Vacant	2 bed / 1 bath	\$0	\$0	\$1,200	Lease-up opportunity
Total	4 occupied / 1 vacant	5 units	\$3,645	\$43,740	\$5,400	Potential annual upside: \$21,060

Income Bridge

Scenario	Monthly Gross Rent	Annual Gross Rent	Comment
Current Rent Roll	\$3,645	\$43,740	4 occupied units, 1 vacant unit
Current + Lease-Up of 8D	\$4,845	\$58,140	Assumes 8D is leased at \$1,200/month
Full Stabilized Projection	\$5,400	\$64,800	Assumes units 8 and 8A are increased to projected market rent

Investor Notes

The strongest upside is in vacant unit 8D and below-market rents in units 8 and 8A. B and C are reportedly recently remodeled and support the higher projected rent profile. Buyer should verify rent comps, leases, security deposits, utility reimbursement history, expenses, zoning, and unit count during due diligence.

Tenant Directory

Confidential tenant contact information for due diligence use only. Not for public marketing distribution.

Unit	Tenant / Status	Phone	Email	Current Rent
8	Leticia Jaen	717-421-3990	leticia.jaen623@gmail.com	\$800
8A	Keith Kirk	717-425-3391	keithkirk1500@gmail.com	\$545
8B	Bryan Ertel	717-592-0671	xfobia@yahoo.com	\$1,100
8C	Sean Page	717-448-2547	pagesean23@gmail.com	\$1,200
8D	Vacant	-	-	\$0 / Vacant

Confidentiality & Verification

Confidentiality: Tenant phone numbers and email addresses are provided strictly for owner, buyer, lender, and due diligence review. Do not publish this tenant directory in MLS remarks, public brochures, social media, or public-facing advertising.

Verification: All rents, tenant contact details, utility reimbursements, lease terms, deposits, expenses, zoning, unit count, and property condition should be independently verified by buyer prior to settlement.

Utility note: Tenants pay electric. Garbage is billed to landlord by Goldsboro ELHP and reimbursed by tenants. Landlord pays sewer, estimated at \$3,000 annually.

Listing Contact

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