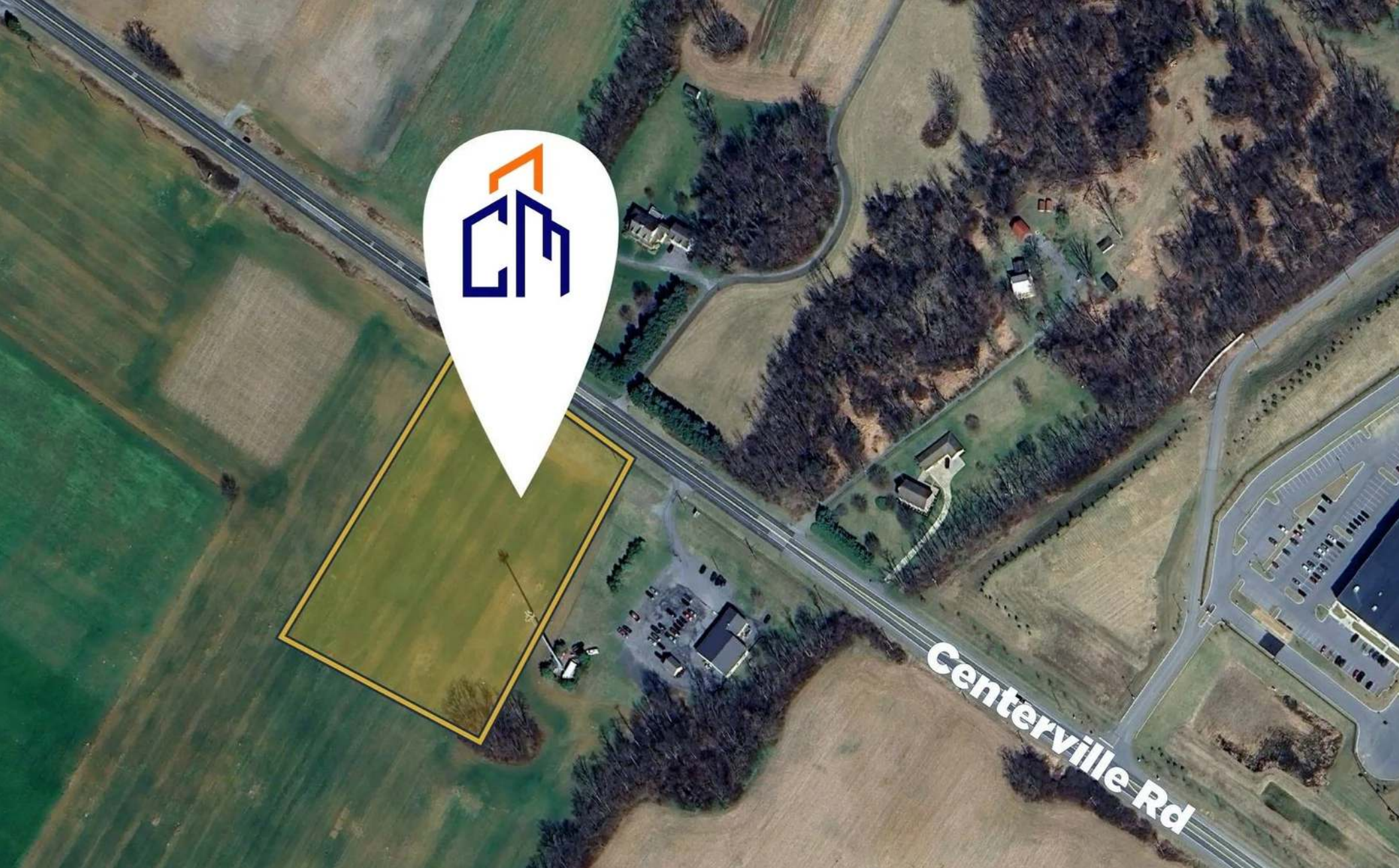




OFFERING MEMORANDUM

Approved Self-Storage Land for 308 Units

768 Centerville Rd, Newville, PA 17241



CLEAR
MULTIFAMILY

PRESENTED BY



Naomi Brown
Clear Multifamily
Primary & Senior Advisor

717.478.1694
nbrown@clearmultifamily.com

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Inc.

The information contained in this Marketing Brochure has been obtained from sources believed to be reliable. However, we make no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of an investment property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. We deny any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of an investment property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any investment property to determine to your satisfaction with the suitability of the property for your needs.

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.



312 E. Walnut St, Lancaster PA 17602
www.clearmultifamily.com



1

The Asset

Property description

Property Photographs

Area

Approved Self-Storage Land for 308 Units

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— PROPERTY DESCRIPTION

Located just off I-81 Exit 37 at Newville with 8,800 cars per day. The 4.53-acre parcel is fully approved and recorded for a 308-unit self-storage development.

The land is fairly level and completely open; the plan requires no sewer or water facilities, though public utilities are available on the street, and the project shares a driveway with the adjoining parcel.

The approved plan is 14 buildings comprising 196 10x10 units and 112 5x10 units, designed for efficiency of construction and operations. The Carlisle/Newville/Shippensburg area has a growing population and strong storage demand.

Property Highlights

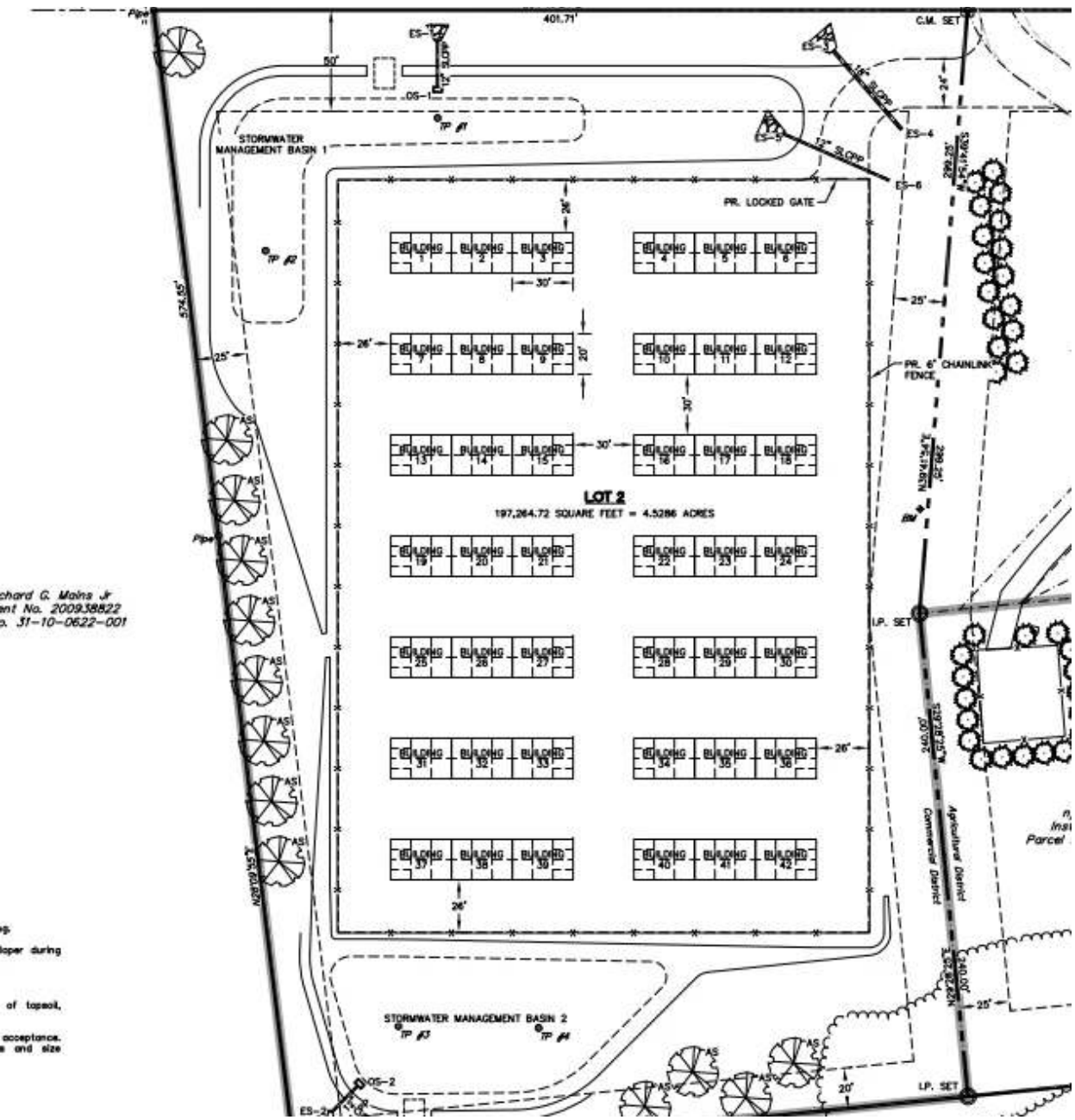
- 4.53 Acres approved for a self-storage development
- Plan was just recorded and project is ready to build
- Total of 308 Units
- 14 Buildings
- Projected NOI of \$194,000



OFFERING SUMMARY

Sale Price:	\$899,00
Lot Size:	4.53 Acres
APN:	31-10-0622-045
Zoning:	Commercial
Municipality:	Penn Twp
County:	Cumberland

PROPERTY PHOTOGRAPHS



— AREA

Area Description

Positioned in the welcoming residential landscape of Newville, 768 Centerville Rd offers a balanced lifestyle with the calm of small-town living and the convenience of nearby employment, shopping, and recreation.

The surrounding area is characterized by well-kept homes, mature trees, and easy access to the community's everyday essentials, while larger retail and dining options are a short drive to Carlisle and the Gettysburg corridor. Outdoor enthusiasts appreciate the proximity to local parks and scenic countryside opportunities, along with access to the region's renowned historic attractions, including Gettysburg National Military Park. Families benefit from enrollment in the Big Spring School District and the presence of community-oriented activities in and around Newville.

Transportation access is a key advantage, with quick routes to major roadways such as I-81 and U.S. corridors that support commuting throughout Central Pennsylvania, making this location appealing to both homeowners seeking space and buyers looking for steady long-term market demand.





2

Financials

Cash flow

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CASH FLOW

Suite	Description	SF	% of Total	Per Unit \$/Mo	\$/Month	Annual Rent	Per SF	Lease Type
1	112 - 5x10' Units	5600	22%	\$55.00	\$6,160.00	\$73,920.00	\$13.20	Gross
2	196 - 10x10' Units	19600	78%	\$70.00	\$13,720.00	\$164,640.00	\$8.40	Gross
		25,200	1		\$19,880.00	\$238,560.00		

	\$/SF	% of GOI	Annual \$	Notes
Potential Rental Income			\$238,560.00	
Less: Vacancy & Credit Losses		(5% of PRI)	\$11,928.00	Stabilized estimated vacancy
Effective Rental Income			\$226,632.00	
Plus: Other Income				
Gross Operating Income			\$336,632.00	

OPERATING EXPENSES	\$/SF	% of GOI	Income & Expenses	Notes
Real Estate Taxes	\$0.40		\$10,000.00	Estimated at \$800K Asst at 0.01700710 Mills
Property Insurance	\$0.20		\$5,040.00	Estimated
Off-Site Management	\$0.36	4%	\$9,065.00	Estimated
Repairs & Maintenance	\$0.10	2%	\$4,533.00	Estimated
Common Area Electric	\$0.10		\$1,200.00	For lighting
Lawn & Snow	\$0.20		\$2,500.00	Estimate
Total Operating Expenses	\$1.28		\$32,338.00	

NET OPERATING INCOME	Income & Expenses	Notes
Net Operating Income	\$194,294.00	7.892% Cap Rate
Less: Annual Debt Service	\$139,638.00	1.391 Dept Cov. Ratio
Less: Funded Reserves		
Cash Flow Before Taxes	\$54,656.00	7.161% Cash on Cash
	7.161%	*Debt Assumptions: 70% LTV at 6.5% w. 25 Year Am



3

Market Overview

City Overview

Employers

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HARRISBURG-CARLISLE, PA

Area Description

Nestled in the scenic Susquehanna Valley, Harrisburg-Carlisle, PA, is a vibrant metropolitan area known for its rich history and culture. As Pennsylvania's capital city, Harrisburg serves as a political hub, while Carlisle offers charming small-town vibes. The area boasts lush landscapes, recreational opportunities, and a diverse culinary scene, making it a beloved destination for both residents and visitors alike. With a population exceeding 590,000, Harrisburg-Carlisle is a place where urban energy meets suburban tranquility, capturing the essence of Pennsylvania's heritage.

Recreational Delights

Harrisburg-Carlisle is a paradise for outdoor enthusiasts, featuring an array of parks, trails, and riverfront opportunities. Popular spots include:

- City Island: A scenic park on the Susquehanna River, perfect for picnics, walking, and kayaking.
- Wildwood Park: Offers trails, a nature center, and the beautiful Wildwood Lake.
- Cumberland County Parks: Provides numerous parks like the idyllic McCormick Park, where residents can hike, bike, and enjoy nature.
- Biking and Hiking Trails: The Capital Area Greenbelt includes trails that weave through the scenic countryside.

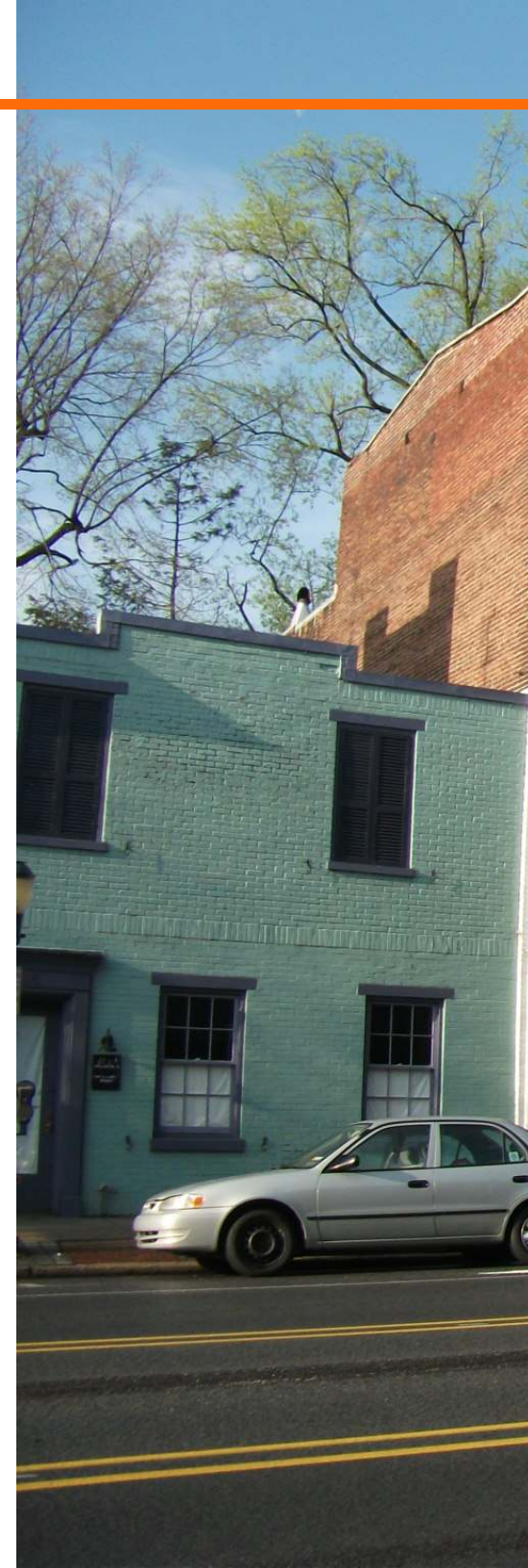
Additionally, nearby state parks such as Colonel Denning State Park offer camping, fishing, and stunning views of the Appalachian Mountains, ensuring plenty of options for those wanting to explore the great outdoors.

Culinary Scene

The culinary landscape in Harrisburg-Carlisle is as diverse as its residents. The area is known for a rich variety of cuisines influenced by its multicultural heritage. Key highlights include:

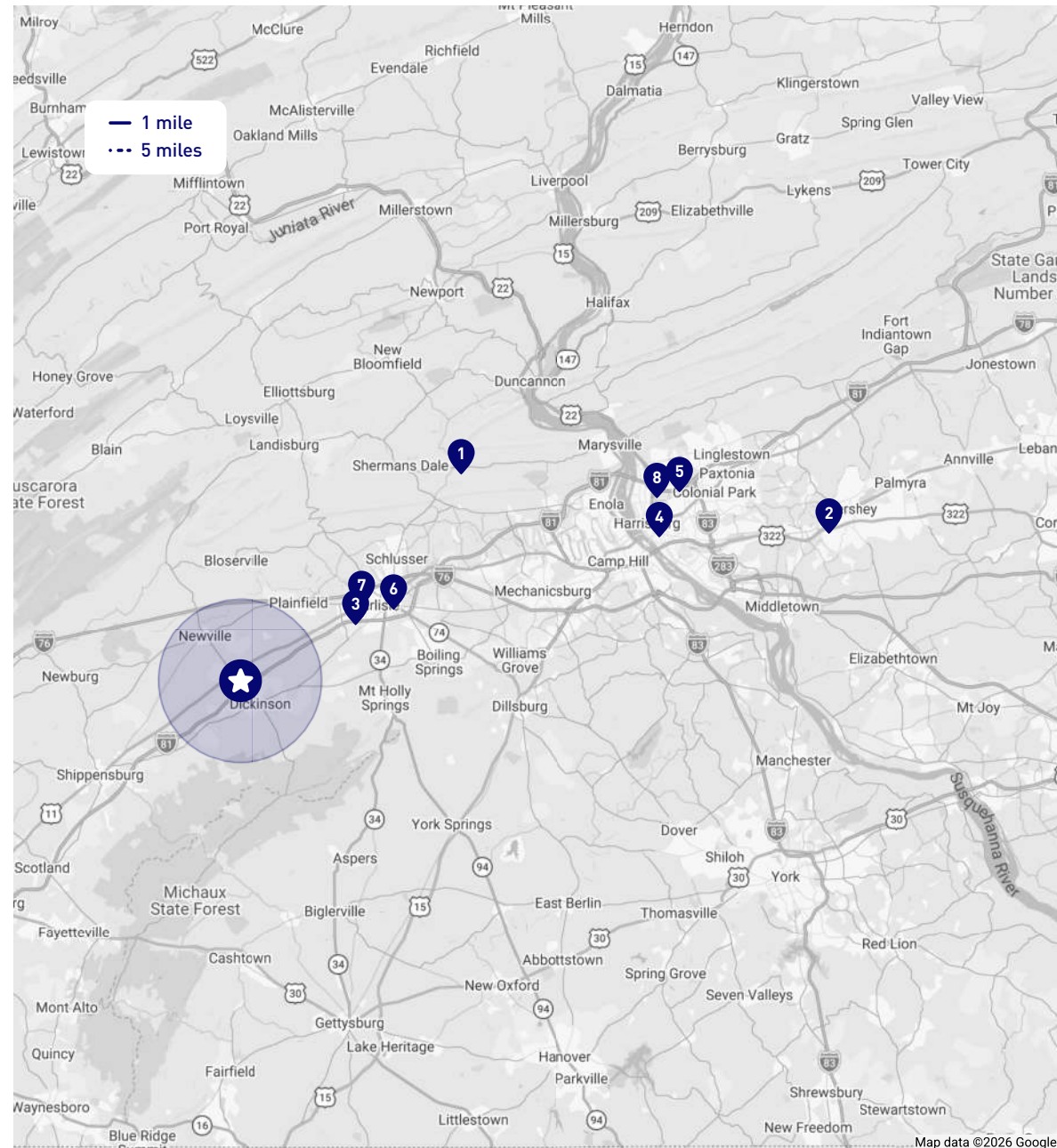
- The Broad Street Market: One of the oldest continuously operating farmers' markets; it showcases local produce, artisan goods, and ethnic foods.
- Midtown Harrisburg: A buzzing food scene with restaurants offering everything from traditional Pennsylvania Dutch fare to international cuisines like Thai, Italian, and more.
- Carlisle's Downtown District: Offers quaint eateries and renowned establishments like Café Bruges, featuring Belgian dishes and a cozy atmosphere.

The city's growing craft beer scene, with popular breweries like Tröegs Independent Brewing, further enhances its reputation as a culinary hotspot where food lovers can indulge in unique dining experiences.



EMPLOYERS

- 1 Harrisburg-Carlisle, PA
- 2 Penn State Health Milton S. Hershey Medical Center
- 3 UPMC Carlisle
- 4 Hershey Creamery Company
- 5 Capital Blue Cross
- 6 GIANT
- 7 Carlisle Construction Materials
- 8 United States Postal Service



ADVISOR BIO



Naomi Brown CCIM

Principal & Senior Advisor

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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.

Born out of our own experiences of working in traditional real estate brokerage that is a 'Good Ole Boys' club, we created a special brokerage to change the status quo.

Under traditional brokerage, our customers expressed frustrations with the exclusivity and secrecy that seemed to rule the brokerage world, along with extremely high fees. We created Clear Multifamily to address these issues and provide transparency, education, openness and fair pricing.

- 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.

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.

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CONTACT US



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online



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Centerville Rd