

LOW MAINTENANCE HERSHEY RENTAL PROPERTY

FOR SALE

940A INNSBRUCK DRIVE |
HUMMELSTOWN, PA 17036

Presented By:
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CCIM

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CAPSTONE
COMMERCIAL

205 W Caracas Ave | Hershey, PA 17033



PROPERTY OVERVIEW

940A Innsbruck Drive | Hummelstown, PA 17036

PROPERTY DESCRIPTION

Great location just 2 miles from Hershey Medical Center and downtown Hershey. The property is a spacious 1,188 SF unit with 2 Bedrooms and 1.5 Bathrooms. Most of the major components have been updated within the last 5 years, with a new heat pump/AC in 2023 for your comfort.

Originally built in 1984, this community is in a quiet enclave of wooded homes sitting above the town of Hershey in Derry Township. Easy access to all major employers in area and many leisure amenities.

The home is part of a condo association, which covers all exteriors including roof and trash. This association does not have a cap on rentals, making it an ideal rental for an investor looking for an easy low-maintenance investment. The Condo association fee is \$229 monthly.

Currently, it is rented through June at \$1,605, with market rents at \$1,795 for similar units in this area. There is additional space located in the lower level as well, ideal for an office, storage or additional living area.

PROPERTY HIGHLIGHTS

- Great location just 2 miles from Hershey Med Center
- Low Maintenance Condo Community
- Recent Cap Ex improvements
- Spacious 2 Bed/1.5 Bath Layout



OFFERING SUMMARY

Sale Price:	\$220,000
Number of Units:	1
Unit Size:	1,188 SF
APN:	24-080-052
Zoning:	R-3
Municipality:	Derry Twp
County:	Dauphin



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PRO FORMA FINANCIALS

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Rent Roll

Unit	Lease Type	Exp Date	\$/Month	Annual Rent
1 Rental 2 Bed/1/5 bath		6/30/2026	\$1,795.00	\$21,540.00
Current rent is \$1,605 w/ vacating tenant				
			\$1,795.00	\$21,540.00

APOD

All figures are annual	\$/SQ FT or \$/Unit	% of GOI	Comments/Footnotes
Potential Rental Income			\$21,540.00
Less: Vacancy & CR. Losses		(3.0% of PRI)	\$646.00 Stabilized Estimated Vacancy
Effective Rental Income			\$20,894.00
Plus: Other Income (collectable)			
Gross Operating Income			\$20,894.00

Operating Expenses	\$/SQ FT or \$/Unit	% of GOI	Comments/Footnotes
Real Estate Taxes	\$1.99		\$2,360.00 Actual
Property Insurance	\$0.25		\$300.00 Estimated
Off Site Management	\$1.06	6%	\$1,254.00
Repairs and Maintenance	\$0.88	5%	\$1,045.00 Estimate
Electric			Tenant Paid
HOA Fee	\$2.31		\$2,748.00 Covers all exterior including roof, Trash
Total Operating Expenses	\$6.46		\$7,706.00

Net Operating Income	\$13,187.00	6.0% Cap Rate
Less: Annual Debt Service	\$12,256.00	1.076 Debt Cov. Ratio
Cash Flow Before Taxes	\$932.00	1.505% Cash on Cash

* Debt Assumptions: 75% LTV at 6.3% W/ 30 Year Am



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EXTERIOR

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INTERIOR

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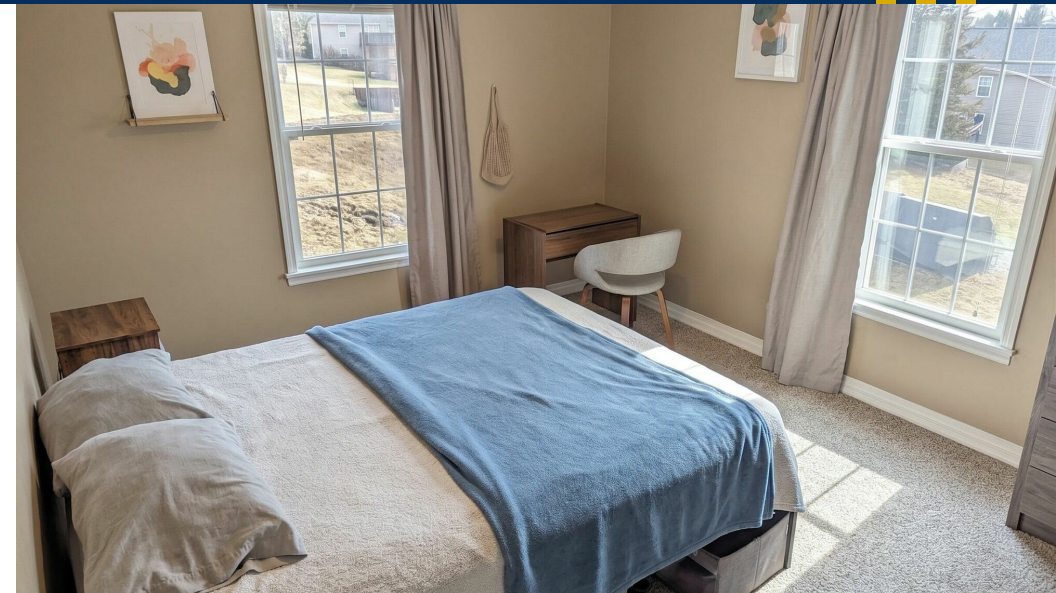
INTERIOR

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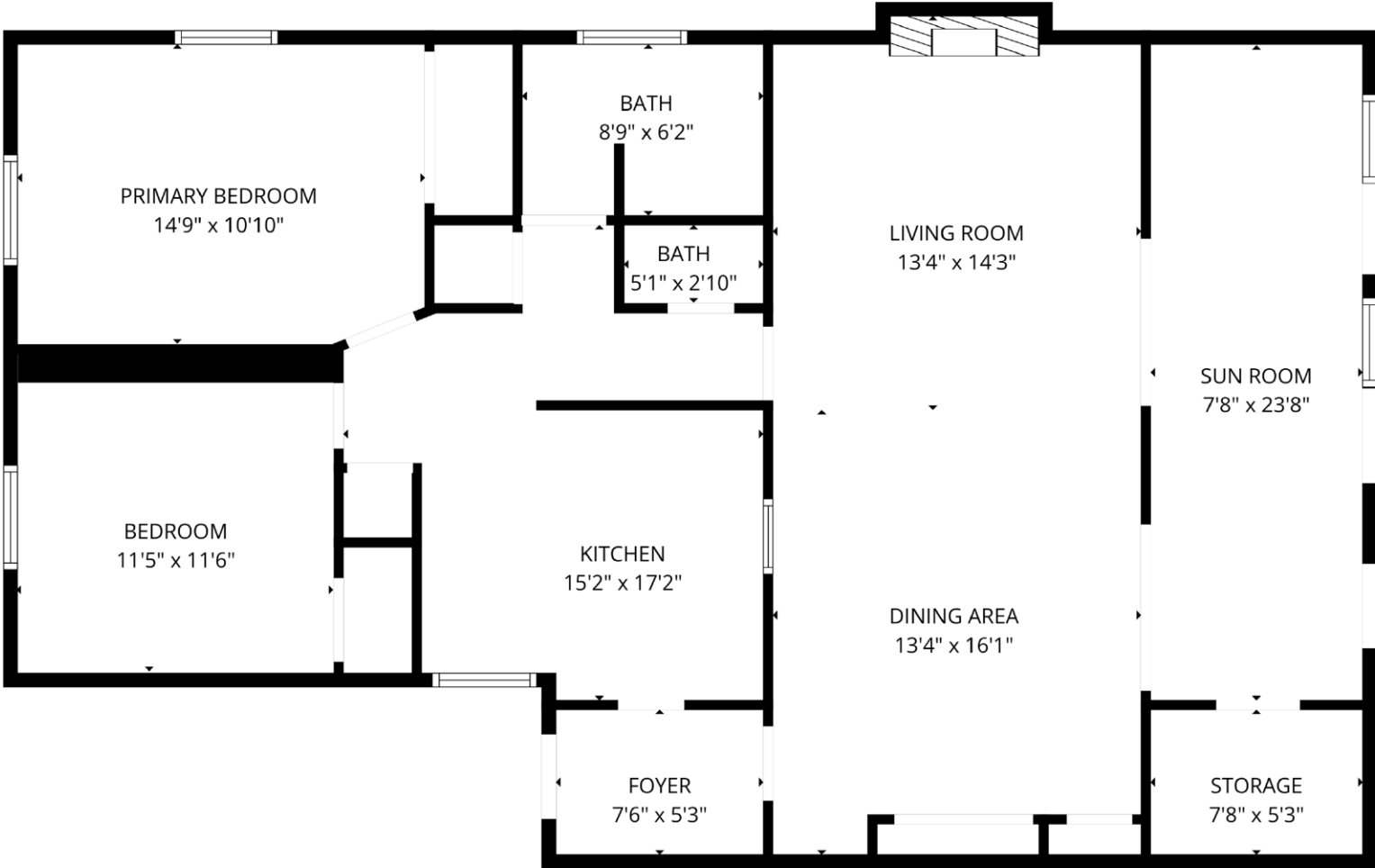
INTERIOR

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FLOOR PLAN

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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COMMUNITY

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Google Earth



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HERSHEY PROXIMITY

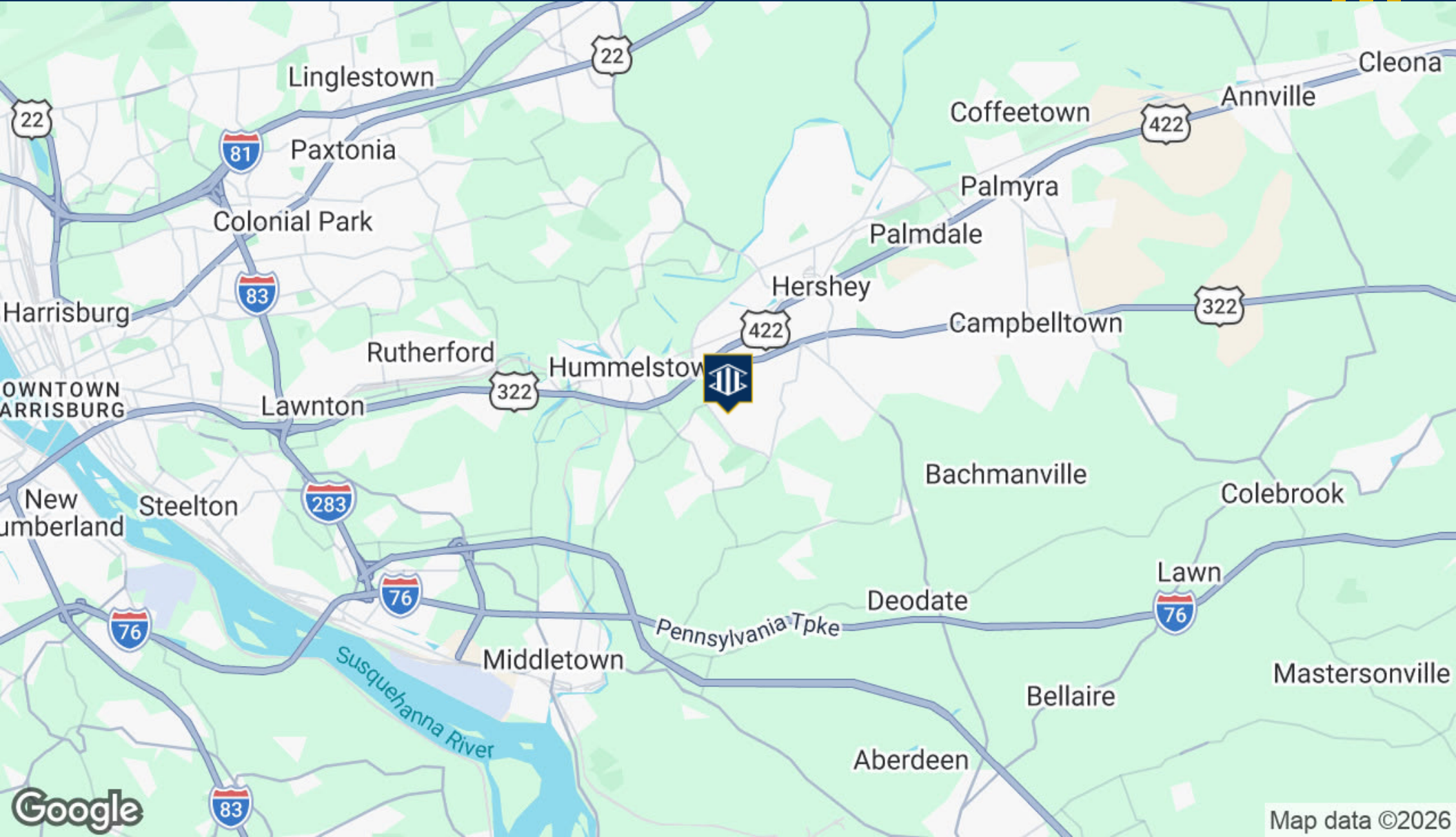
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GREATER AREA

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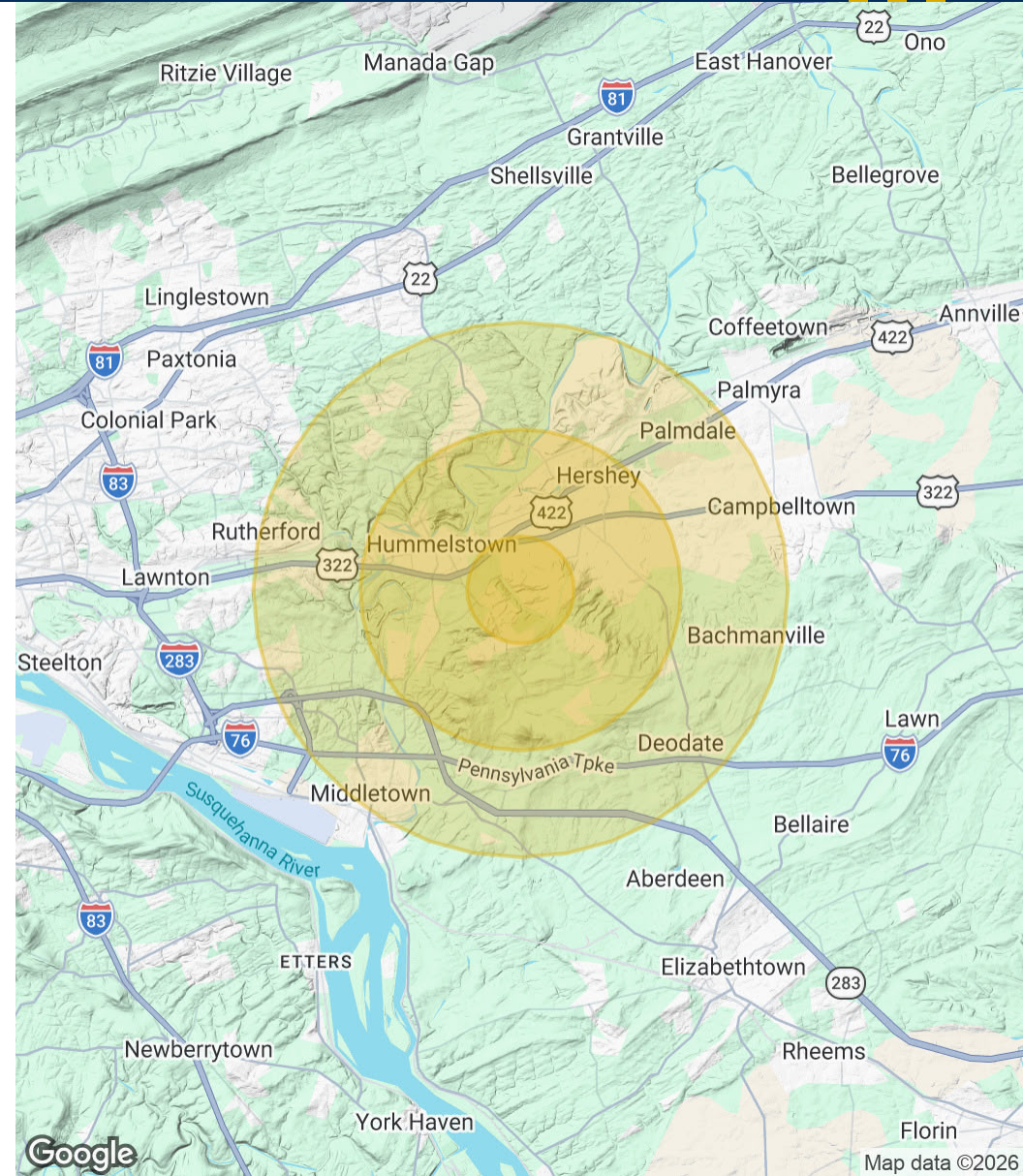
DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,814	28,771	64,594
Average Age	41.7	41.9	40.1
Average Age (Male)	37.9	38.1	37.6
Average Age (Female)	44.2	45.1	42.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,627	11,828	26,605
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$150,039	\$136,655	\$121,684
Average House Value	\$449,933	\$372,156	\$318,083

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.

Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.



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LEGAL

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