

CASH FLOWING 18 UNIT MID TERM RENTAL

FOR SALE

9097 ALLENTOWN BLVD |
GRANTVILLE, PA 17028

Presented By:
Naomi Brown,
CCIM

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PROPERTY OVERVIEW

9097 Allentown Blvd | Grantville, PA 17028

PROPERTY DESCRIPTION

Cash flowing 18 Unit Mid Term Rental

Well maintained 18 Unit Mid term rental on 3 acres zoned highway commercial along Rt. 22 in Grantville, PA. Highway traffic count is 7800+ cars per day. Potential room to expand and add more rooms or other use along road frontage.

All roofs replaced in last 7-8 years, newer mini-splits in all units, all newer mechanicals, new well and all unit recently renovated. Parking for approximately 30 vehicles. Property served by public sewer.

All units are leased with solid tenant base. NOI of \$150,000 with room to expand rents. Each unit is a studio unit with all utilities included in rent. Tenants are monthly on a rolling basis.

PROPERTY HIGHLIGHTS

- Recently updated and renovated
- Substantial cash flow at \$150,000 NOI
- Great location with room to expand



OFFERING SUMMARY

Sale Price:	\$1,750,000
Number of Units:	18
Lot Size:	3 Acres
Building Size:	1,620 SF
Zoning:	Highway Commercial
APN:	25-014-048
Municipality:	East Hanover Twp
County:	Dauphin



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EXTERIOR

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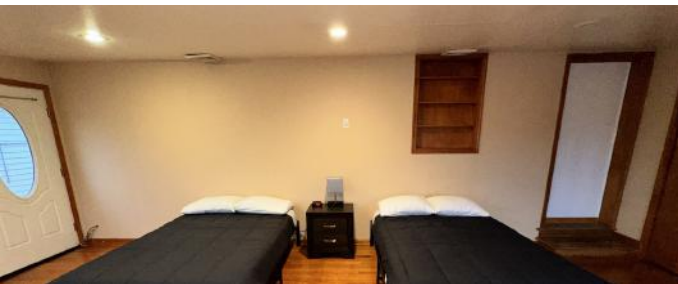
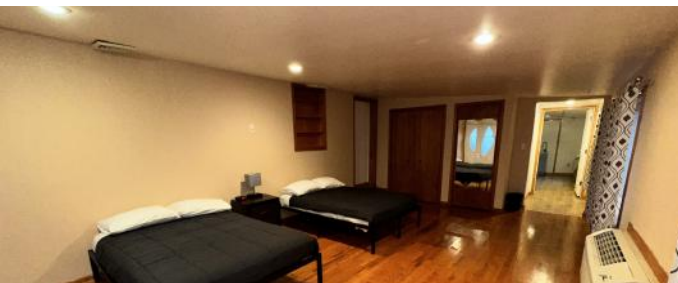
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INTERIOR - UNIT TYPE 1

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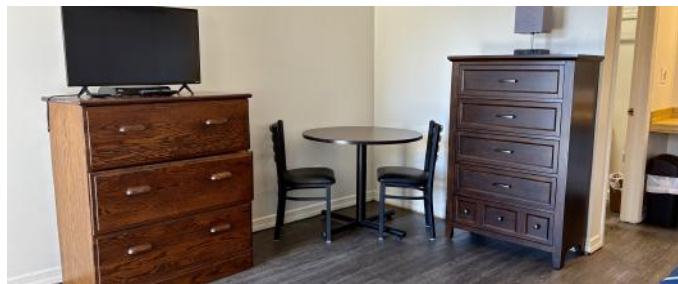
INTERIOR - UNIT TYPE 2

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INTERIOR - UNIT TYPE 3

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FINANCIALS

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	\$/SQ FT or \$/Unit	% of GOI	Income & Expenses	Notes
Potential Rental Income			\$240,300.00	
Less: Vacancy & Cr. Losses		(6.% of PRI)	\$14,418.00	Average historical vacancy
Effective Rental Income			\$225,882.00	
Plus: Other Income				
Gross Operating Income			\$225,882.00	

Operating Expenses	\$/SQ FT or \$/Unit	% of GOI	Income & Expenses	Notes
Real Estate Taxes	\$1.29		\$9,000.00	Actual
Property Insurance	\$0.57		\$4,000.00	Actual
Off Site Management & Marketing	\$3.87	12%	\$27,105.84	Manager Fee for placement & Manage
Repairs & Maintenance	\$1.52	5%	\$10,673.00	Actual
All Utilities	\$2.57		\$18,020.00	Actual
Landscaping and Snow Removal			\$6,996.00	Actual
Total Operating Expenses			\$75,795.00	

Net Operating Income	\$/SQ FT or \$/Unit	% of GOI	Income & Expenses	Notes
Net Operating Income			\$150,087.00	8.58% Cap Rate
Less: Annual Debt Service*			\$111,318.00	1.35 DSCR
Less: Funded Reserves				
Cash Flow Before Taxes			\$38,769.00	8.1% Cash on Cash
* Debt Assumptions: 75% LTV at 7.% W/ 25 Year Am				

AERIALS

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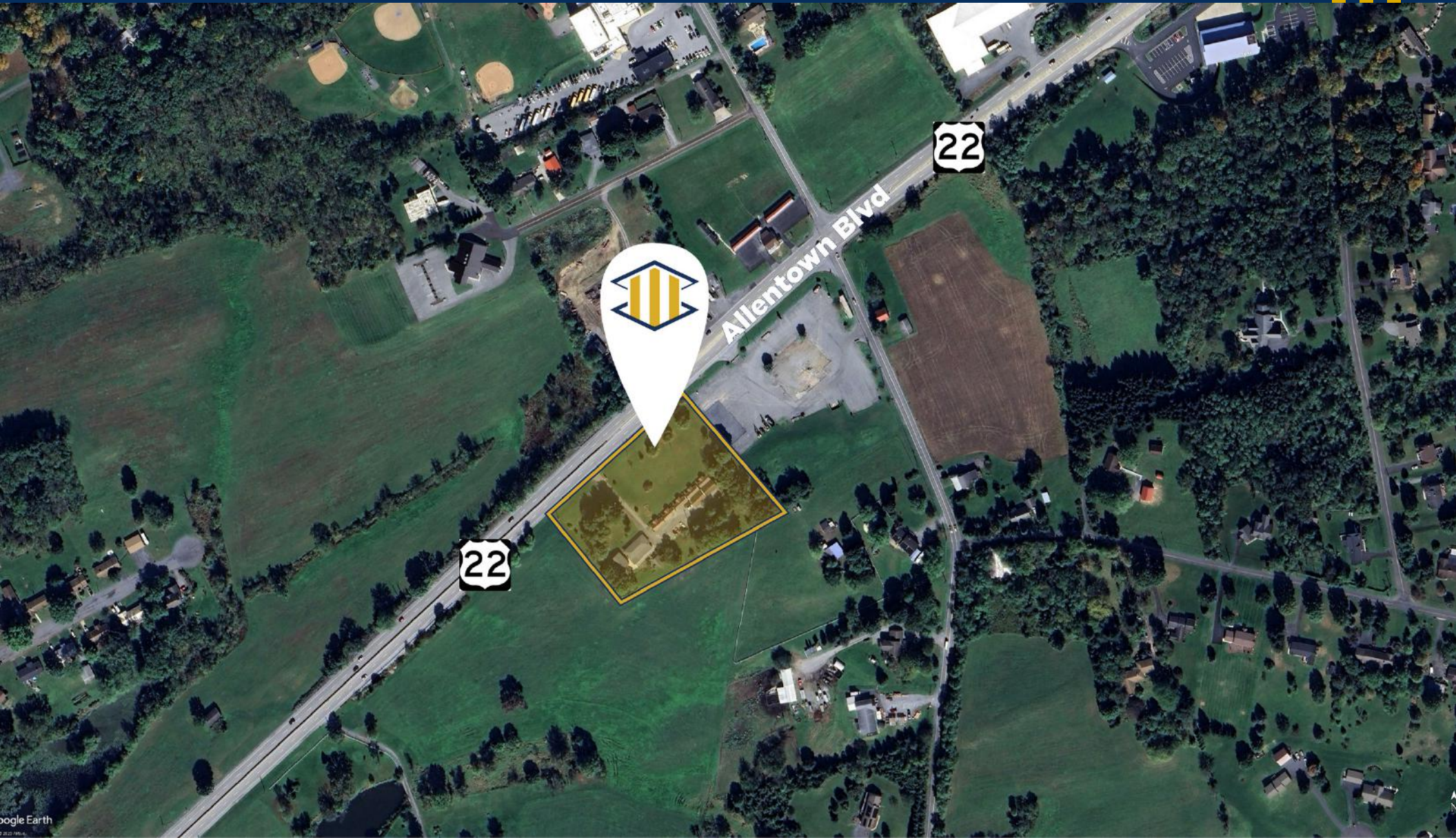
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PARCEL

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CAPSTONE
COMMERCIAL

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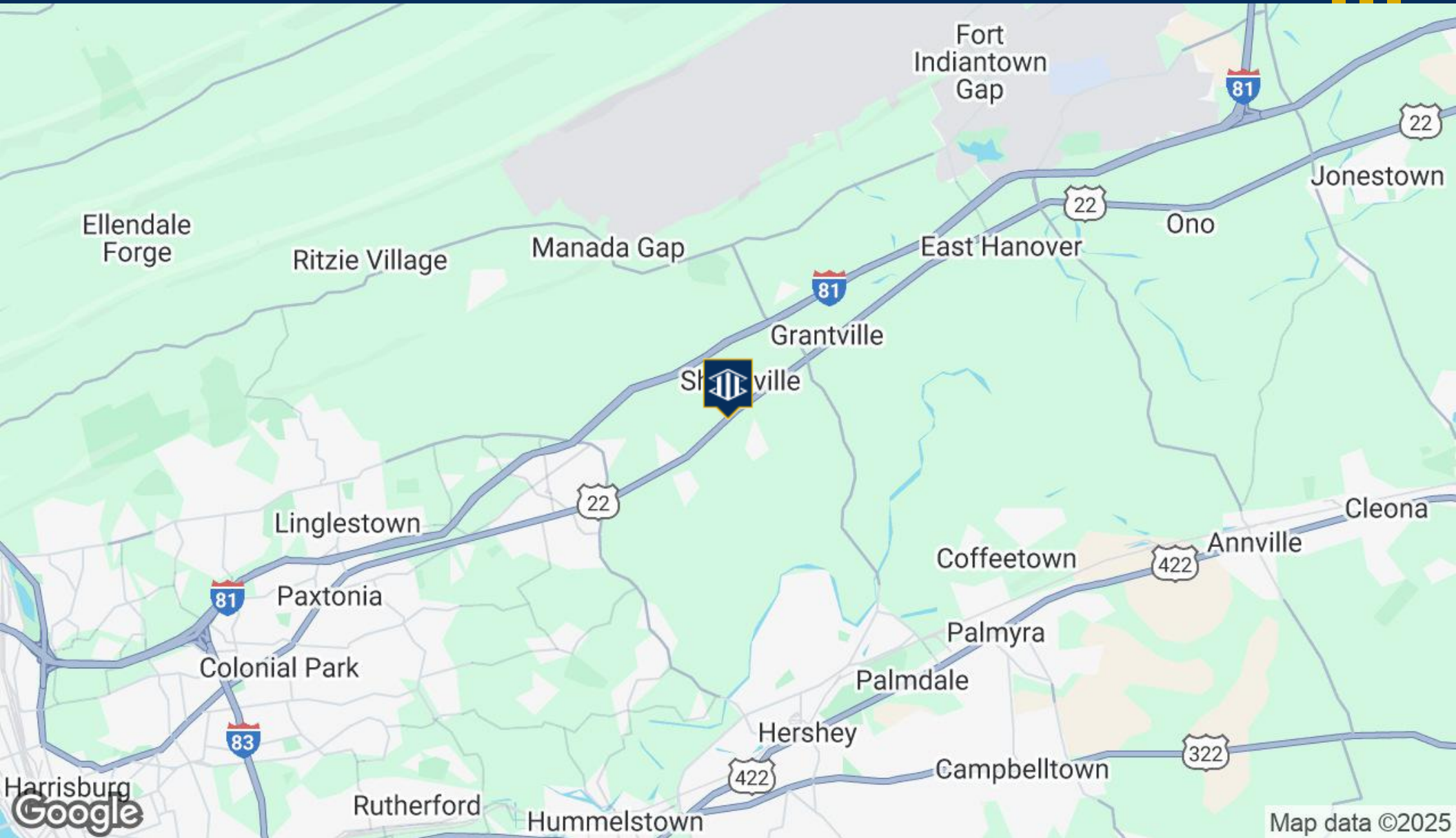
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AREA OVERVIEW

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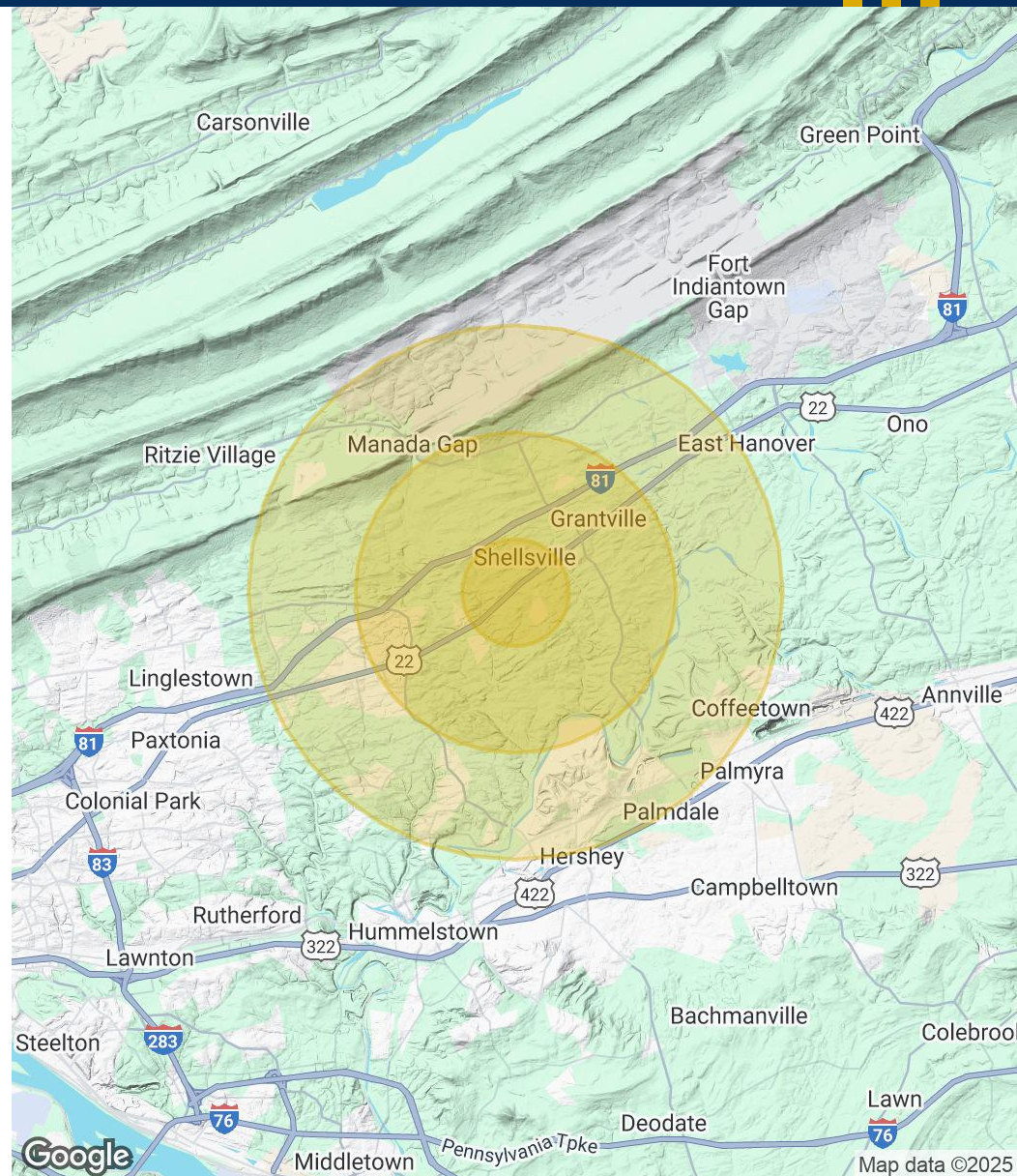
DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,053	9,065	30,270
Average Age	42	44	43
Average Age (Male)	42	43	42
Average Age (Female)	43	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	377	3,514	12,140
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$132,246	\$129,313	\$125,098
Average House Value	\$339,975	\$337,985	\$371,219

Demographics data derived from AlphaMap



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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. This is a coveted certification with extensive training which provides the designee a high level of understanding from which to guide clients through the Commercial Real Estate cycle.

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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