



Marietta Ave Development Parcel

3775 Marietta Ave, Lancaster, PA 17601



CLEAR
MULTIFAMILY

PRESENTED BY



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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.

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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



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The Asset

Property description

The Land

Plan

Marietta Ave Development Parcel
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PROPERTY DESCRIPTION

Property Description

Fully approved apartment project on 8.35 acres in West Hempfield Township, Lancaster County. Excellent location in the town of Silver Spring, just off Marietta Pike.

The property consists of three parcels sold with approvals for an 80-unit apartment complex plus 80 self-storage units. Zoned Traditional Village, it is planned for sixty 2-bed/2-bath units, twenty 1-bed/1-bath units, and eighty 10'x20' storage units.

This region of Lancaster (Hempfield School District) has seen very limited new housing stock, which supports strong demand for the rental units. The location offers easy access to Routes 30 and 283 with a strong employment base within the surrounding 5-mile radius; the local towns of Silver Spring and Centerville provide basic amenities and Lancaster City is just 7 miles away.

Property Highlights

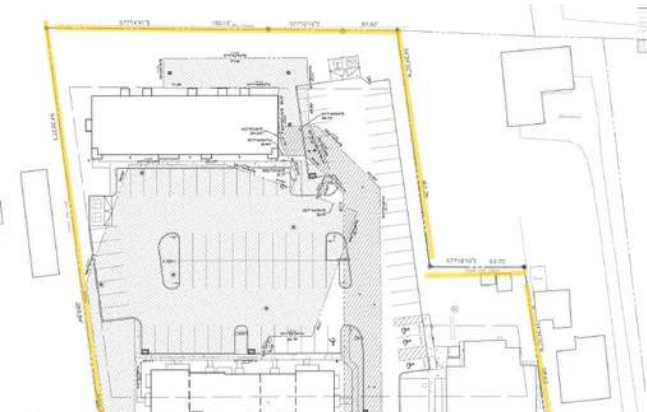
- Fully approved apartment project for 80 units & 80 Storage units
- Site is 8.35 acres with Traditional Village Zoning
- Sold with all plans and approvals
- Excellent location in high demand market
- Parcel backs to preserved farmland for great views
- Zoning also permits townhomes at 8 per acre



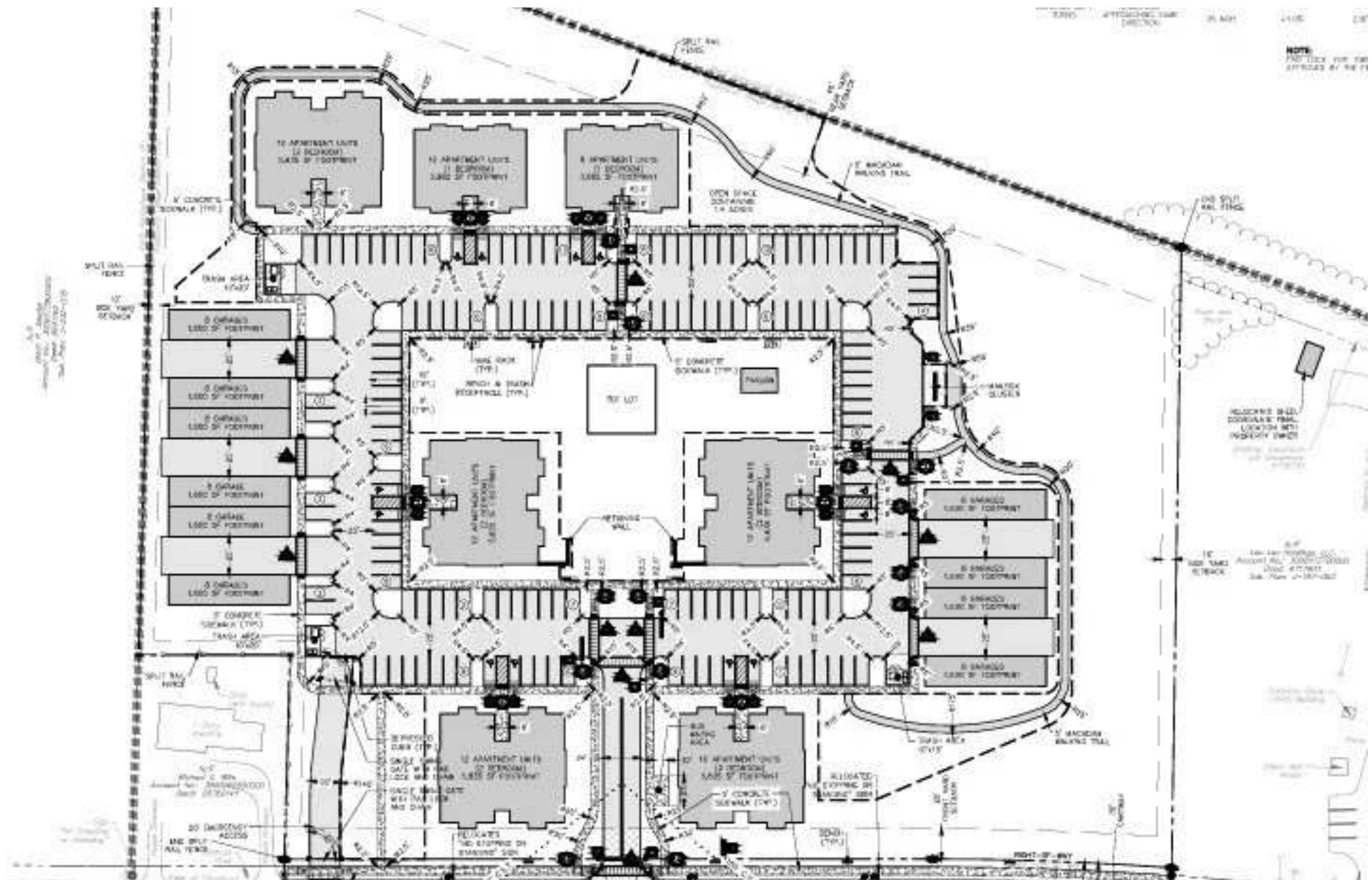
OFFERING SUMMARY

Sale Price:	\$4,000,000
Lot Size:	8.35 Acres
APN:	300-27305-0-0000
	300-67490-0-0000
	300-06657-0-0000
Zoning:	Traditional Village, vacant
Municipality:	West Hempfield Twp
County:	Lancaster

THE LAND



PLAN





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Financials

Proforma Financials

Proforma Financials

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PROFORMA FINANCIALS

The preserve at Silver Spring
PROFORMA

Description	80 Units over 7 Buildings
Estimated SF:	111,417
Acres:	8.35
Stories:	3

Sale Price:	\$4,000,000	at \$40K per Apt & \$10K per Storage
New Buildings:	\$13,827,125	\$125.00 per SF \$2.5 M was added for site work and permits
Garage Buildings:	\$800,000	\$50 SF x 16,000 SF
Total Project Price:	\$18,727,127	\$234,089 Per Unit
CAP Rate:	7.48%	
Price per SqFt:	\$168.08	

Unit	Av Sq Ft	Total SF	Per Unit	Rent Month	Annual Rent	Br/Bath	Per SF
Apartment - 1 Bed/1 Bath x 20 Units	650	13,000	\$1,595.00	\$31,900.00	\$382,800.00	1 Bed/1 Bath	\$2.45
Apartment - 2 Bed / 2 Bath x 60 Units	950	57,000	\$1,895.00	\$113,700.00	\$1,364,400.00	2 Bed/ 2 Bath	\$1.99
Garages - 10'x20' x 80 Units			\$150.00	\$12,000.00	\$144,000.00		\$2.00
	Approx	70,000	\$3,640.00	\$157,600.00	\$1,891,200.00		\$2.15

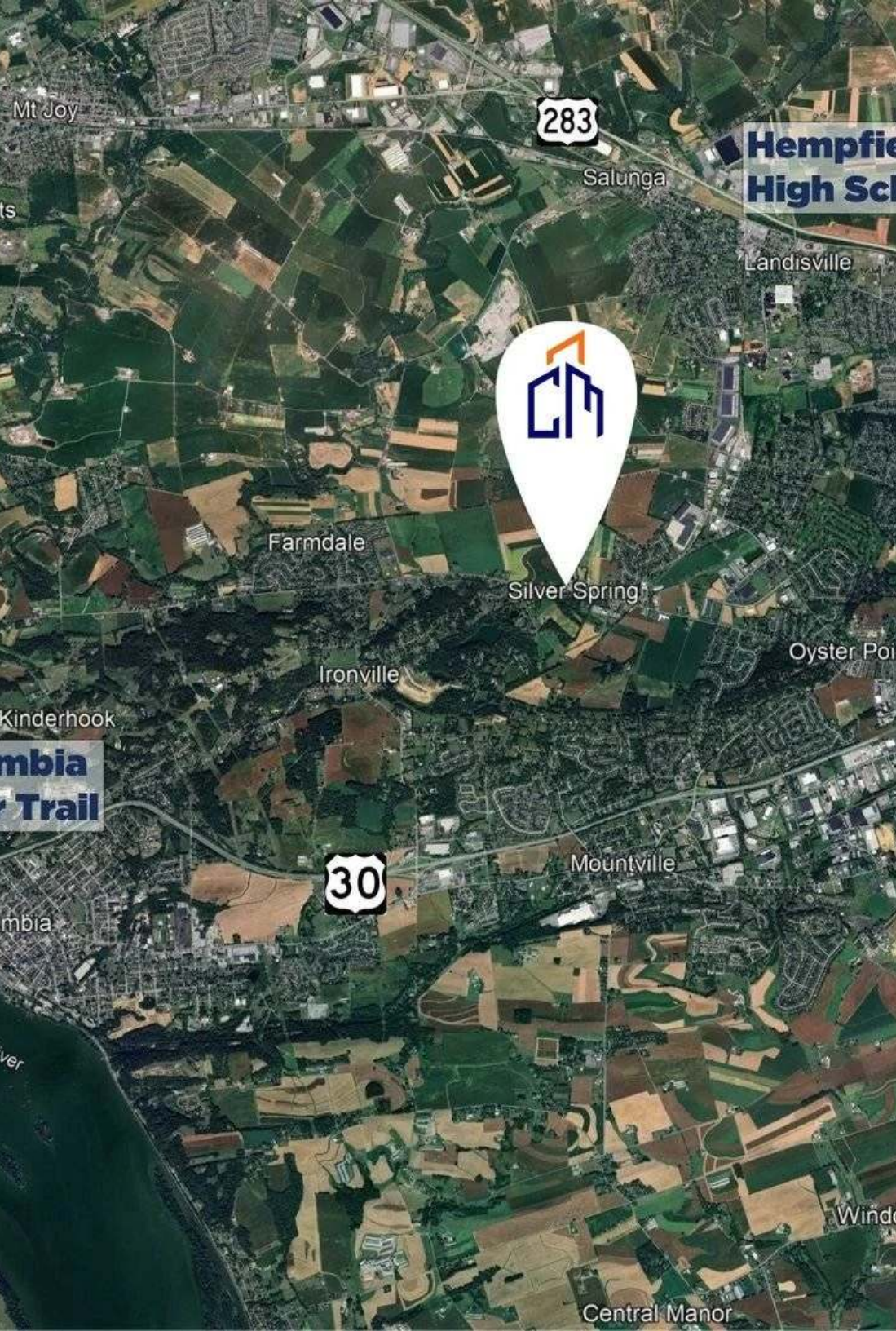
PROFORMA FINANCIALS

All Figures are Annual	\$/SQ FT or \$/Unit	% of GOI	Current in Place Income & Expense In Place Income &	Comments/Footnotes
Potential Rental Income			\$1,891,200.00	
Less: Vacancy & Cr. Losses		(5.0% of PRI)	\$94,560.00	Market & Economic Vacancy
Effective Rental Income			\$1,796,640.00	
Plus: Other Income (collectable)				
Gross Operating Income			\$1,796,640.00	

Operating Expenses	Millage =		Current in Place Income & Expense	Comments/Footnotes
Real Estate Taxes	\$1.80		\$200,000.00	Est at \$2,500 per unit
Property Insurance	\$0.29		\$32,000.00	Estimated at \$400 per unit
On Site Management	\$0.32	2%	\$35,932.80	Market Rate for management oversite
Payroll	\$0.48	3%	\$53,899.20	On Site Staff Payroll
Repairs and Maintenance	\$0.15	1%	\$53,899.20	Lower rate on new product
Heat/Electric				Paid by Tenants
Water/Sewer				Install Submetered - Paid by tenant
Common Electric	\$0.16		\$18,000.00	Estimated at \$1,500 per month
Trash				Bill to Tenant
Advertising	\$0.08	0.5%	\$8,983.00	Estimate
License/Permits	\$0.02		\$2,500.00	Estimate
Snow Removal & Lawn Care		0.5%	\$8,983.00	Estimate
Turn Over Costs	\$0.16	1%	\$17,966.00	Estimate
Total Operating Expenses	\$3.48		\$396,231.00	

Net Operating Income		Current in Place Income & Expense	Comments/Footnotes
Net Operating Income		\$1,400,409.00	7.5% CAP
Less: Annual Debt Service		\$918,006.00	1.53 DSCR
Less: Participation Payments			21% Expense Ratio
Less: Funded Reserves	1%	\$17,966.00	Estimate
Cash Flow Before Taxes		\$464,436.00	8.1% COC

* Debt As: 70% LTV at 5.75% w/ 30 Year Am



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Market Overview

Area

Demographics

Employers

Employment

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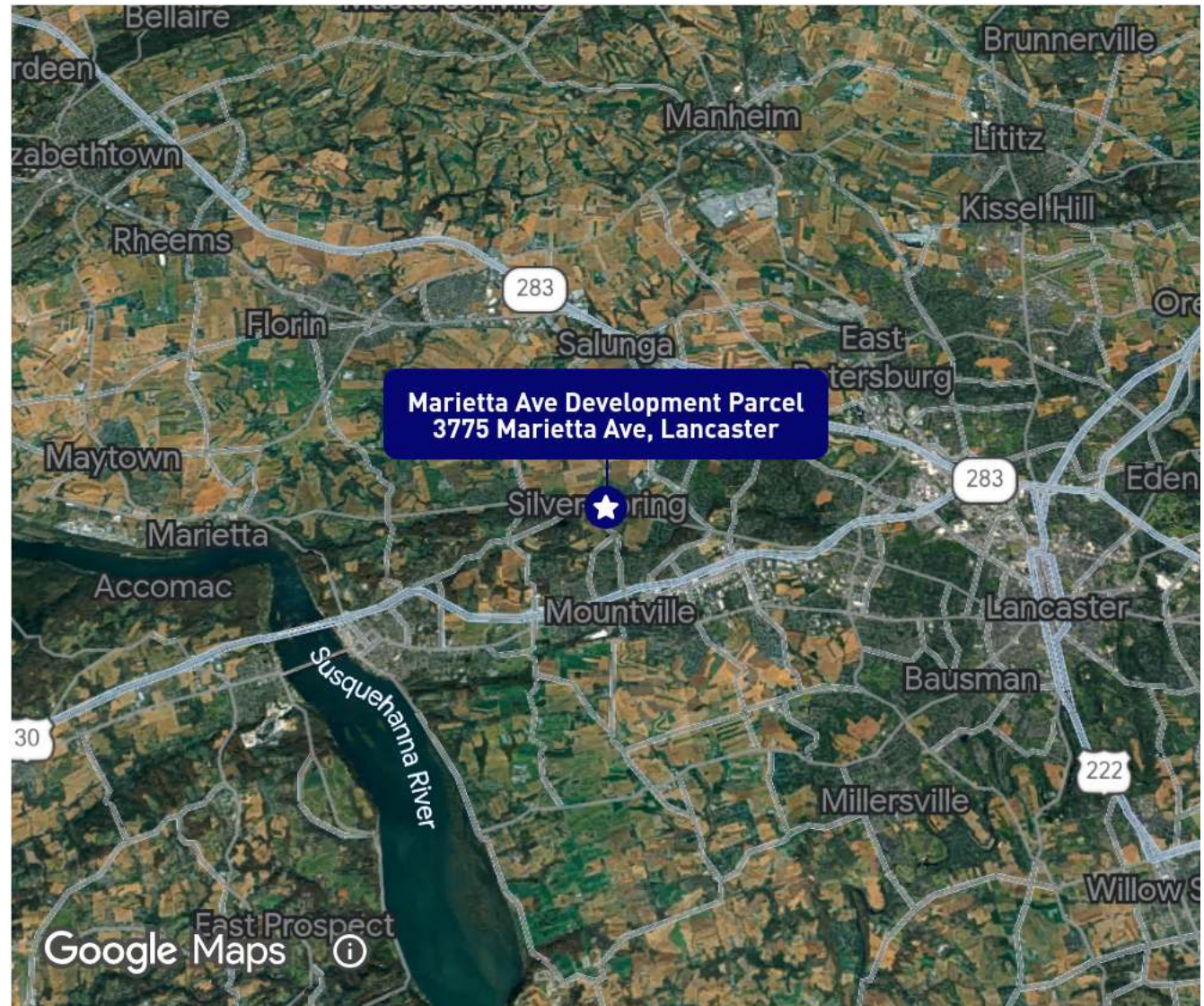
— AREA

Area Description

Surrounding 3775 Marietta Ave in Lancaster offers a comfortable blend of everyday neighborhood living and quick access to Lancaster's top conveniences. Residents enjoy a primarily residential setting with nearby parks and open spaces for walking, recreation, and family time, while an array of shopping and dining options are just a short drive away—ranging from local favorites and casual eateries to larger retail centers for everyday needs.

The area is well positioned for commuters, with convenient access to major routes including Route 30 and other regional connections, making it easy to reach employment hubs, healthcare, and services across Lancaster County. Families benefit from access to established public and private schools, plus a wealth of extracurricular opportunities, and weekends are enriched by nearby local attractions such as historic downtown Lancaster, Central Market, and renowned entertainment venues.

Overall, the location supports an attractive, practical lifestyle with strong market appeal for buyers seeking convenience, community character, and value in a thriving Lancaster corridor.



DEMOGRAPHICS

within 3 mile radius

33,600

Total population

78%

5 year population growth
projection

13,523

Total households

\$50,383

Per capita income

2022 Population by age

6%

0-4 Years

20%

5-19 Years

6%

20-24 Years

25%

25-44 Years

24%

45-64 Years

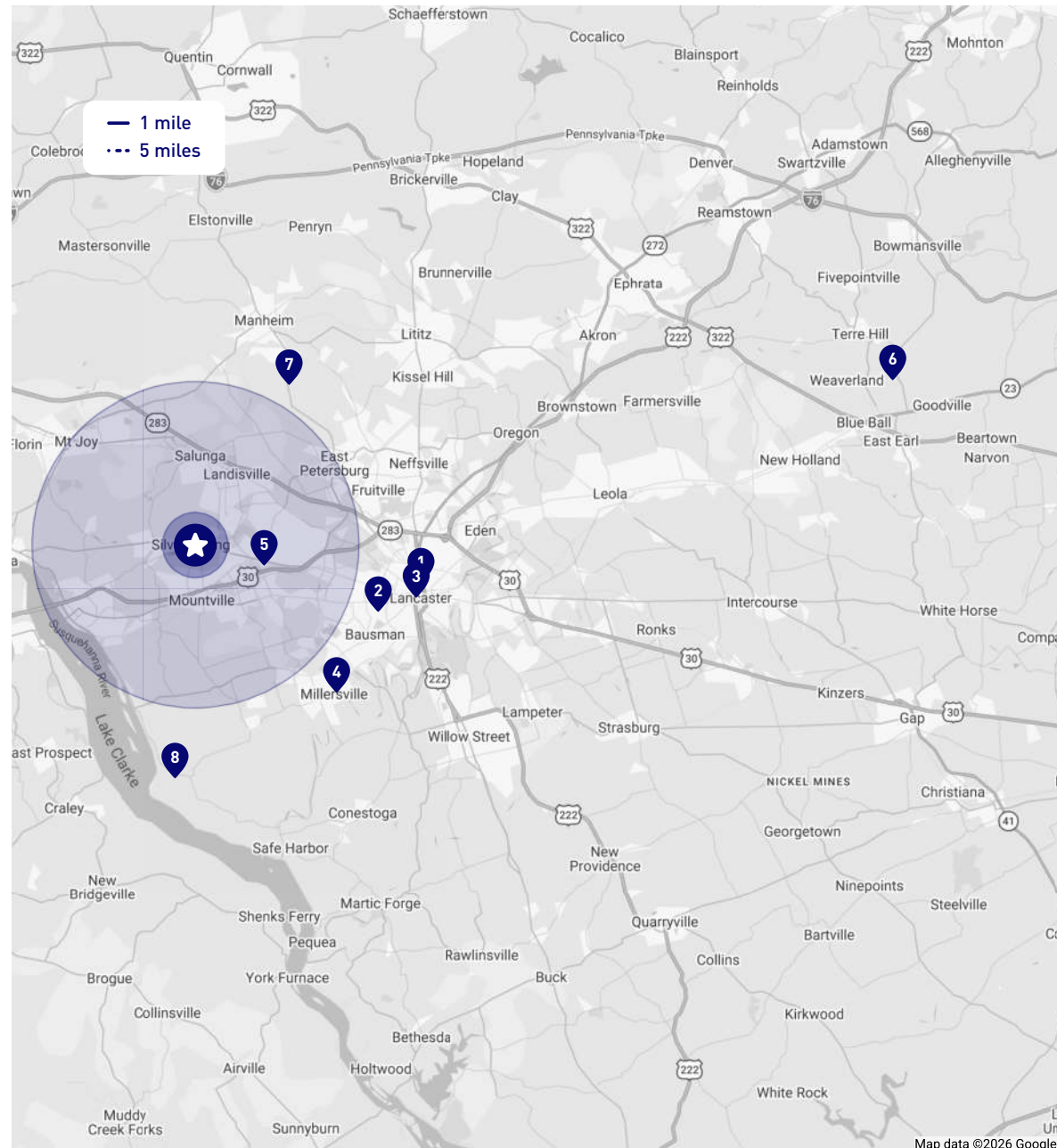
20%

65+ Years

	1 Mile	3 Miles	5 Miles
Total population	2,961	33,600	81,242
5 year projected total population	3,528	59,651	124,426
Total households	1,147	13,523	34,000
Current Median Household Income	\$112,440	\$97,838	\$93,457
5 year projected median household income	\$152,413	\$120,085	\$127,143
Current Per Capita Income	\$50,485	\$50,383	\$48,833
5 year projected per capita income	\$69,752	\$69,234	\$69,277
Median home value	\$340,677	\$330,532	\$295,629

EMPLOYERS

- 1 Lancaster General Hospital
- 2 School District of Lancaster
- 3 Lancaster County Government Center
- 4 Millersville University of Pennsylvania
- 5 Benco Dental Supply Co
- 6 Conestoga Wood Specialties
- 7 Kreider Farms - Main Office
- 8 Turkey Hill Dairy



EMPLOYMENT

Health Care and Social Assistance	16.37%
Manufacturing	15.94%
Retail Trade	12.56%
Educational Services	8.66%
Construction	8.63%
Accommodation and Food Services	6.09%
Professional, Scientific, and Technical Services	5.98%
Transportation and Warehousing	4.74%
Finance and Insurance	3.94%
Administrative and Support and Waste Management Services	3.5%
Wholesale Trade	3.08%
Public Administration	2.48%
Agriculture, Forestry, Fishing, and Hunting	2.26%
Other	5.77%

ADVISOR BIO



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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.

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.

- 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.

— LEGAL

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CONTACT US



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