



Mountain House Apartments

AVAILABLE FOR SALE



10826 HORSE VALLEY RD, EAST WATERFORD, PA

425 N 21ST STREET, SUITE 302, CAMP HILL, PA 17011 | P : 717.731.1990

10826 HORSE VALLEY RD · EAST WATERFORD PA 17021

MOUNTAIN HOUSE APARTMENTS

FOR SALE



OFFERING SUMMARY

Building Size	7,200 SF
Sale Price	\$550,000
Price per Unit	\$45,833
Property Taxes (2025)	\$3,098
APN	16-01A-063-000
Zoning	Non-Zoned
Municipality	Tuscarora Township
County	Juniata County

PROPERTY OVERVIEW

This property offers investors a rare opportunity to acquire a multifamily asset at an attractive price per unit compared to similar properties in the market, providing an efficient entry point for those looking to grow their portfolio. The building has been very well maintained with regular updates and renovations, making it a strong opportunity for investors seeking a quality asset to add to their portfolio.

INVESTMENT HIGHLIGHTS

- Rare opportunity to add 12 units at \$45,833 PPU
- Potential for buyer to pass through electric costs
- Fully leased offering income from day one
- Low property taxes

PROPERTY HIGHLIGHTS

- 12-unit multi-family property consisting of six (6) 2-bedroom/1-bath units and six (6) 1-bedroom/1-bath units
 - Private well water system equipped with infrared light filtration *
 - Fire-rated ceiling tiles throughout
- * Property supported by two (2) on-site water tanks*

LANDMARK COMMERCIAL REALTY
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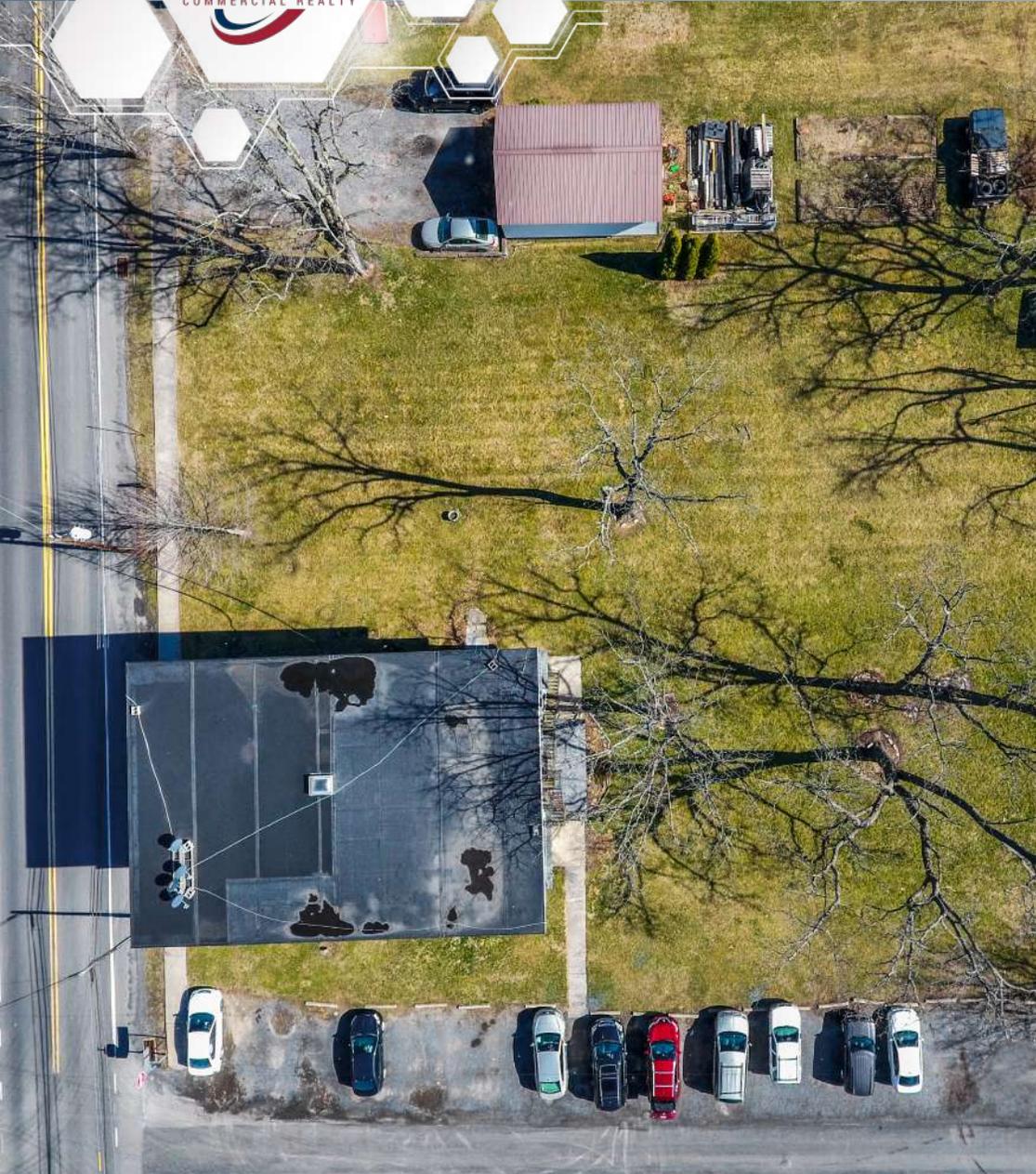
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PROPERTY DETAILS

Number of Buildings	1
Building Size	7,200 SF
Lot Size	0.69 Ac
Building Class	B
Tenancy	Multi
Number of Floors	3
Number of Units	12
Parking	Off-street
Year Built Renovations	1920 Regular updates since 2013

BUILDING SPECIFICATIONS

Construction	Timber Frame
Roof Type	Rubber
Ceiling Heights	9-10'
Power	100 Amp
HVAC	Electric Split Window Units
Hot Water	Electric
Lighting	Recessed
Security	Yes
Sprinklers	Yes

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ADDITIONAL PHOTOS



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PROFORMA ANALYSIS

PRO FORMA FINANCIAL ANALYSIS

COMPONENT	CURRENT		PROJECTED	
	\$/MO.	\$/YR	\$/MO.	\$/YR
103 (2BR)	\$475	\$5,700	\$575	\$6,900
104 (2BR)	\$400	\$4,800	\$575	\$6,900
105 (1BR)	\$390	\$4,680	\$525	\$6,300
106 (1BR)	\$420	\$5,040	\$525	\$6,300
201 (2BR)	\$525	\$6,300	\$600	\$7,200
202 (1BR)	\$425	\$5,100	\$500	\$6,000
203 (2BR)	\$420	\$5,040	\$575	\$6,900
204 (1BR)	\$375	\$4,500	\$525	\$6,300
301 (2BR)	\$425	\$5,100	\$575	\$6,900
302 (1BR)	\$395	\$4,740	\$500	\$6,000
303 (2BR)	\$400	\$4,800	\$575	\$6,900
304 (1BR)	\$360	\$4,320	\$525	\$6,300
SUBTOTAL	\$5,010	\$60,120	\$6,575	\$78,900
Coin Washer & Dryer Income		\$1,000		\$1,000
Vacancy @ 5%		\$0		(\$3,945)
Effective Gross Income		\$61,120		\$75,955

EXPENSES

COMPONENT	CURRENT		PROJECTED	
	\$/MO.	\$/YR	\$/MO.	\$/YR
RE Taxes	2025 Actual	(\$3,098)	x1.03	(\$3,191)
Insurance	T12	(\$7,000)	x1.03	(\$7,210)
Electric (Hot Water)	T12	(\$5,095)	Common	(\$500)
Sewer	T12	(\$9,720)	T12	(\$9,720)
Trash	T12	(\$1,449)	x1.03	(\$1,492)
Maintenance, Repairs, Reserves	T12	(\$0)	\$500/unit/yr	(\$6,000)
Management	T12	(\$0)	%5 of EGI	(\$3,798)
Total		(\$26,362)		(\$31,911)
Expense Ratio		43.13%		42.01%
Net Operating Income:		\$34,758		\$44,044

MOUNTAIN HOUSE
APARTMENTS

FOR SALE



DEBT ASSUMPTIONS | PRICING GUIDANCE

DEBT ASSUMPTIONS		
LOAN TERMS	CURRENT	PROJECTED
Net Operating Income	\$34,758	\$44,044
Net Operating Income Per Month	\$2,897	\$3,670
Required Debt Service Coverage Ratio	1.20	1.20
Maximum Implied Monthly Mortgage Payments	\$2,414	\$3,059
Interest Rate	6.25%	6.25%
Amortization (years)	25	25
Maximum Mortgage Amount	\$367,809	\$466,071
Loan to Value	65%	75%
Implied Value/Market Financing Requirements	\$565,860	\$621,429

PRICING GUIDANCE		
COMPONENT	CURRENT	PROJECTED
Net Operating Income	\$34,758	\$44,044
Required Debt Service Coverage Ratio	1.20	1.20
Maximum Implied Monthly Mortgage Payments	\$2,414	\$3,059
Maximum Mortgage Amount	\$367,809	\$466,071
Loan to Value Ratio	65%	75%
Implied Value As Is	\$565,860	N/A
Implied Value As Complete	N/A	\$621,429
Renovations (11 individual 6-Gallon Hot Water Tanks @ \$2,000/unit)		(\$22,000)
Residual Value Before Renovations		\$599,429
Sale Price	\$550,000	\$550,000
Price Per Unit	\$45,833	\$45,833
Implied In-Place Cap Rate	6.32%	N/A
Pro Forma Cap Rate	N/A	8.01%
Required Equity (Exclusive of Closing Costs)	\$182,191	

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LOCATION



10826
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12-Unit
Multi-Family



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AREA

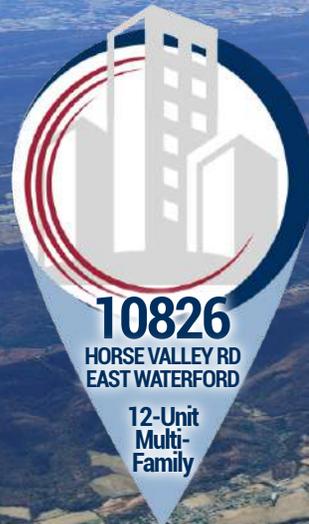


NEWVILLE

TUSCARORA STATE FOREST

SHIPPENSBURG

CHAMBERSBURG



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12-Unit
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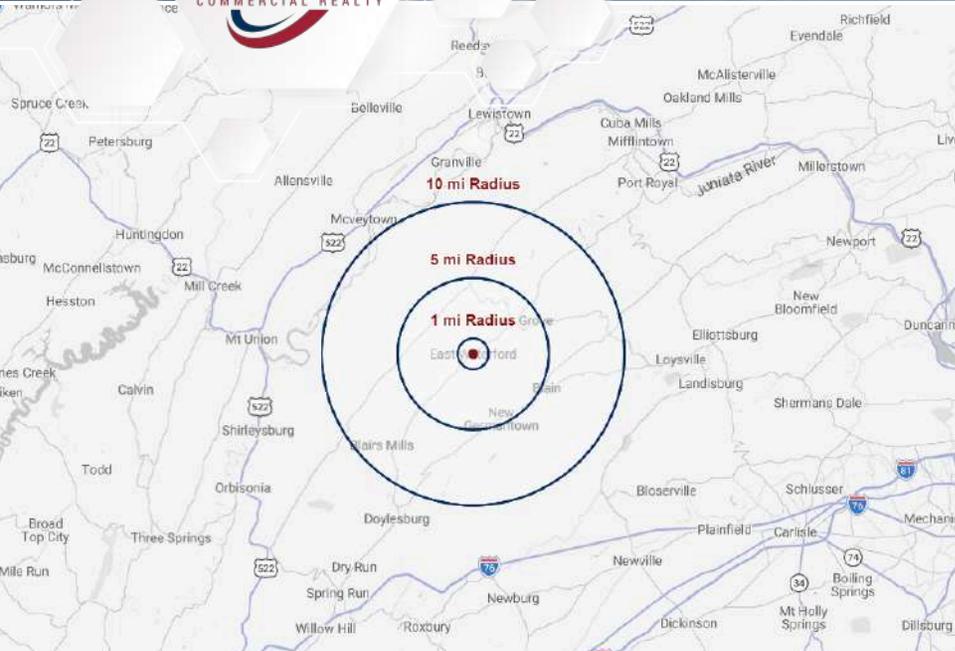
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LOCATION & DEMOGRAPHICS

JUNIATA COUNTY is a rural market in central Pennsylvania known for its stable population, strong agricultural presence, and consistent demand for affordable housing. The area is characterized by small-town communities, a high rate of homeownership, and limited multifamily inventory, which helps support steady rental demand. Its location within driving distance of larger employment hubs in central Pennsylvania also provides access to regional jobs while maintaining a lower cost of living, making the area attractive for long-term residents and investors seeking stable rental markets.

DEMOGRAPHICS

	1 Mile	5 Mile	10 Mile
Population	249	1,885	6,546
Households	106	773	2,581
Average Household Income	\$74,243	\$79,412	\$88,759
Median Age	44.9	43.4	43.1
Average Travel Time to Work	33.1	31.1	28.9



East Waterford Park

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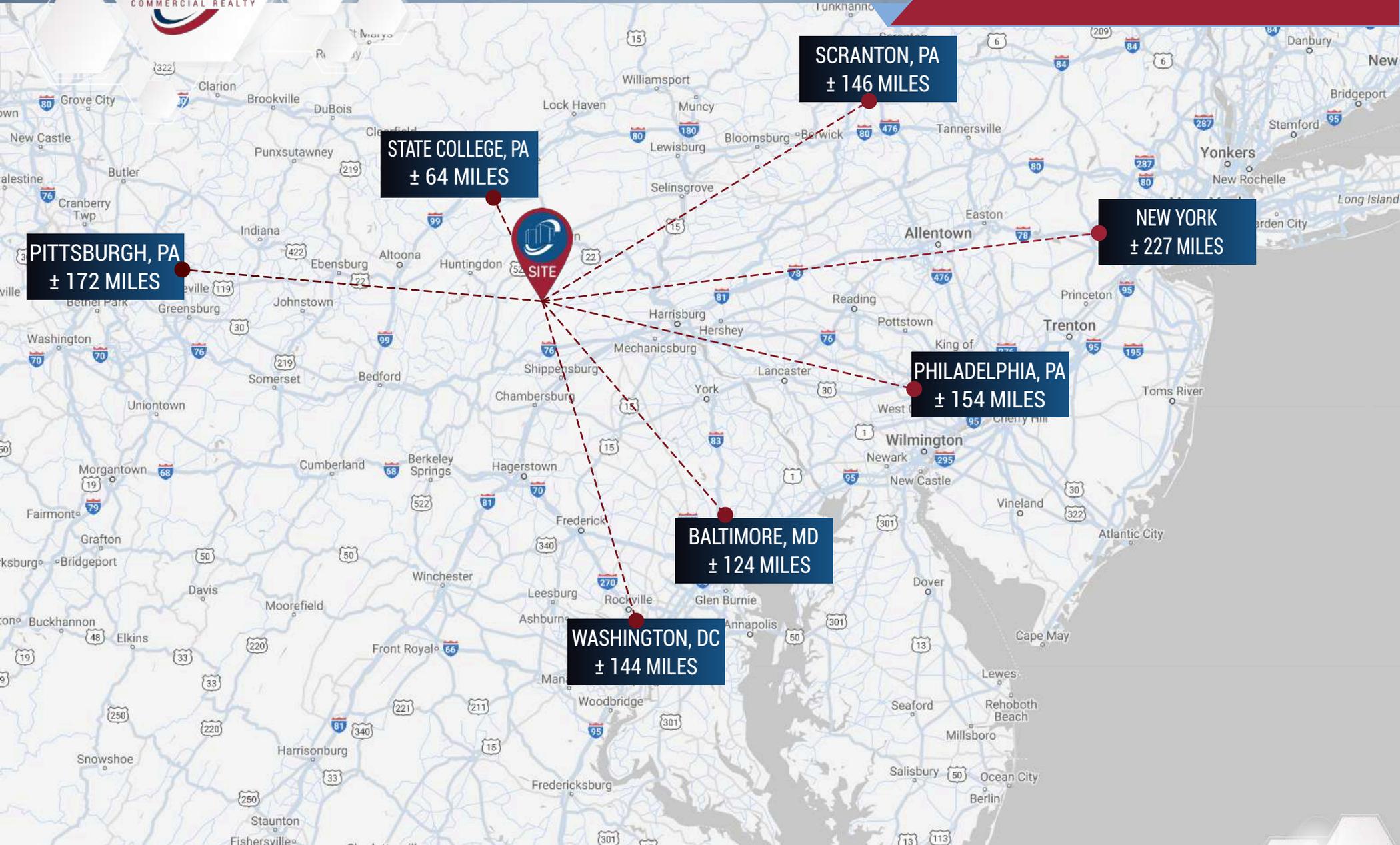
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