

WELL-LOCATED YORK RENTALS
FOR SALE

PORTFOLIO |
YORK, PA

Presented By:
Naomi Brown,
CCIM

PRINCIPAL & SENIOR ADVISOR
nbrown@capstonecre.com
O: 717.820.1127 X703
C: 717.819.2825



CAPSTONE
COMMERCIAL

205 W Caracas Ave | Hershey, PA 17033



FOR SALE

Portfolio | York, PA

PROPERTY DESCRIPTION

Located in visible strong locations in York, both 820 E Market St (2 Unit) and 632 Roosevelt St (3 Units + Garage) present strong upside. Rents in these properties are significantly below market rates, with very strong upside. Good locations along main corridors and in areas of growth in the city.

Units all have separate gas hot water heaters, and separate heat units. Most windows have been replaced, and roofs appear to be in good shape. The electric panels and hall lighting have been updated. One unit has been updated, but most units have been occupied by long term tenants for ownership timeframe.

632 Roosevelt St has (3) 1bedroom units, 820 E Market St is (1) 2 bedroom unit and (1) 3 bedroom unit. Great opportunity for long term growth.

PROPERTY HIGHLIGHTS

- Two Properties being sold together, 2 Unit & 3 Unit w/ garage
- Strong locations in York City
- Separate heat & water heaters tenant paid
- Significant upside in rents



OFFERING SUMMARY

Sale Price:	\$400,000
Total Number of Units:	5
Total Building Size:	4,150 SF
Addresses:	820 E Market St & 632 Roosevelt St
Municipality	York City
County:	York
APNs:	12-383-11-0010 & 14-471-11-0006
Zoning:	Urban Residential Neighborhood District

820 E MARKET ST EXTERIOR

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820 E MARKET ST INTERIOR

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820 E MARKET ST PARCEL

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820 E MARKET ST FINANCIALS

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Unit	Sq Ft	Lease Start	Lease End	Rent SqFt	Rent Month	Annual Rent	Proforma Monthly	Proforma Yearly
1 2 bed/ 1 Bath	900	7 Y Tenant	M-M	\$0.83	\$750.00	\$9,000.00	\$995.00	\$11,940.00
2 3 Bed/ 1 Bath	1250		M-M	\$0.66	\$825.00	\$9,900.00	\$1,300.00	\$15,600.00
	2150		Average \$/SF	\$0.75	\$1,575.00	\$18,900.00	\$2,295.00	\$27,540.00

All figures are annual	Current \$/SQ FT or \$/Unit	Current % of GOI	Pro Forma \$/SQ FT or \$/Unit	Pro Forma % of GOI	Current Amount	Pro Forma Amount	Comments/Footnotes
Potential Rental Income					\$18,900.00	\$27,540.00	
Less: Vacancy & Cr. Losses		(3.0% of PRI)		(3.0% of PRI)	\$567.00	\$826.00	Physical & Economic Vacancy
Effective Rental Income					\$18,333.00	\$26,714.00	
Plus: Other Income (collectable)					\$776.00	\$776.00	Late fees & Reimbursement for Trash
Gross Operating Income					\$19,109.00	\$27,490.00	

Operating Expenses	Current \$/SQ FT or \$/Unit	Current % of GOI	Pro Forma \$/SQ FT or \$/Unit	Pro Forma % of GOI	Current Amount	Pro Forma Amount	Comments/Footnotes
Real Estate Taxes	\$505.83		\$505.83		\$3,035.00	\$3,035.00	Actual
Property Insurance	\$133.33		\$133.33		\$800.00	\$800.00	Estimated
Off Site Management	\$213.89	7%	\$311.66	7%	\$1,283.00	\$1,870.00	Actual
Repairs and Maintenance	\$318.48	10.0%	\$458.16	10.0%	\$1,911.00	\$2,749.00	Estimate
Water	\$251.50		\$251.50		\$1,509.00	\$1,509.00	Landlord
Trash	\$109.33		\$109.33		\$656.00	\$656.00	Reimbursed by tenants
Sewer	\$265.83		\$265.83		\$1,595.00	\$1,595.00	Landlord
Licenses/Permits	\$76.00		\$76.00		\$456.00	\$456.00	
Total Operating Expenses					\$11,245.00	\$12,670.00	

Net Operating Income					\$7,864.00	\$14,820.00	Current: 4.49% Cap Rate Pro Forma: 8.47% Cap Rate
Less: Annual Debt Service					\$9,443.00	\$9,443.00	Current: 0.83 Debt Cov. Ratio Pro Forma: 1.57 Debt Cov. Ratio
Cash Flow Before Taxes					(\$1,579.00)	\$5,377.00	Current: -3.07% Cash on Cash Pro Forma: 10.44% Cash on Cash

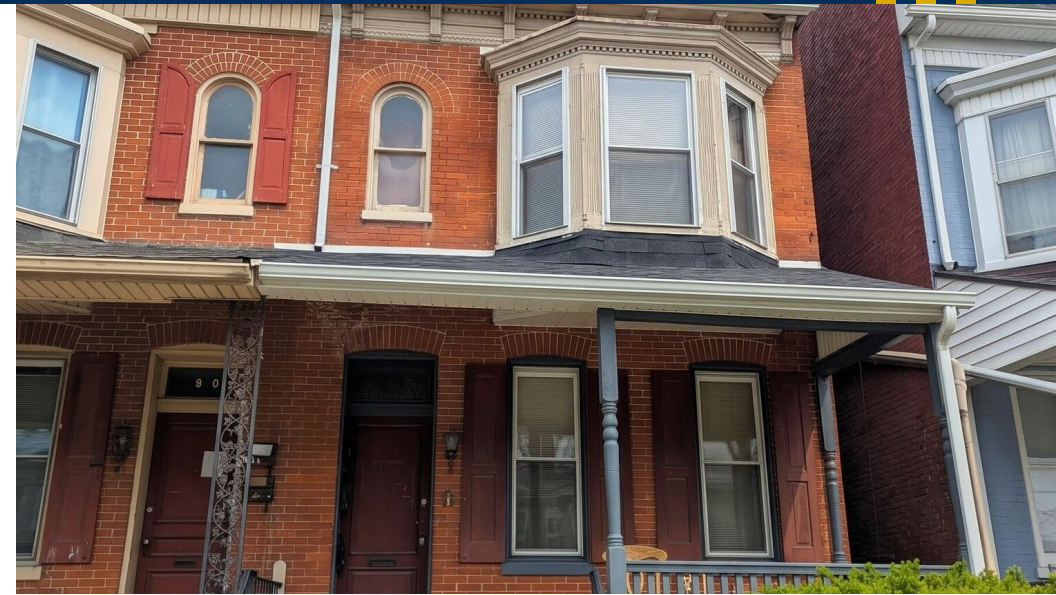
* Debt Assumptions: 75% LTV at 6% W/ 30 Year Am



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632 ROOSEVELT ST EXTERIOR

Portfolio | York, PA



Naomi Brown, CCIM

PRINCIPAL & SENIOR ADVISOR

nbrown@capstonecre.com

O: 717.820.1127 X703 C: 717.819.2825

632 ROOSEVELT ST INTERIOR

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632 ROOSEVELT ST PARCEL

Portfolio | York, PA



Google Earth



Naomi Brown, CCIM

PRINCIPAL & SENIOR ADVISOR

nbrown@capstonecre.com

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632 ROOSEVELT ST FINANCIALS

Portfolio | York, PA

Unit	Sq Ft	Lease Start	Lease End	Rent SqFt	Rent Month	Annual Rent	Proforma Monthly	Proforma Yearly
1 1 bed/ 1 Bath	800			\$0.88	\$700.00	\$8,400.00	\$995.00	\$11,940.00
2 1 Bed/ 1 Bath	600			\$1.04	\$625.00	\$7,500.00	\$995.00	\$11,940.00
3 1 Bed/ 1 Bath	600				\$665.00	\$7,980.00	\$995.00	\$11,940.00
Garage					\$33.00	\$396.00	\$50.00	\$600.00
2000		Average \$/SF		\$0.96	\$2,023.00	\$24,276.00	\$3,035.00	\$36,420.00

All figures are annual	Current \$/SQ FT or \$/Unit	Current % of GOI	Pro Forma \$/SQ FT or \$/Unit	Pro Forma % of GOI	Current Amount	Pro Forma Amount	Comments/Footnotes
Potential Rental Income					\$24,276.00	\$36,420.00	
Less: Vacancy & Cr. Losses		(3.% of PRI)		(3.% of PRI)	\$728.00	\$1,093.00	Physical & Economic Vacancy
Effective Rental Income					\$23,548.00	\$35,327.00	
Plus: Other Income (collectable)					\$838.00	\$838.00	Late fees & Reimbursement for Trash
Gross Operating Income					\$24,386.00	\$36,165.00	

Operating Expenses	Current \$/SQ FT or \$/Unit	Current % of GOI	Pro Forma \$/SQ FT or \$/Unit	Pro Forma % of GOI	Current Amount	Pro Forma Amount	Comments/Footnotes
Real Estate Taxes	\$734.67		\$734.67		\$4,408.00	\$4,408.00	Actual
Property Insurance	\$158.33		\$158.33		\$950.00	\$950.00	Estimated
Off Site Management	\$235.48	6%	\$353.27	6%	\$1,413.00	\$2,120.00	Actual
Repairs and Maintenance	\$406.43	10.0%	\$602.76	10.0%	\$2,439.00	\$3,617.00	Average
House Electric	\$23.67		\$23.67		\$142.00	\$142.00	
Water	\$147.83		\$147.83		\$887.00	\$887.00	Landlord
House Gas	\$13.67		\$13.67		\$82.00	\$82.00	
Sewer	\$123.00		\$123.00		\$738.00	\$738.00	Landlord
Licenses/Permits	\$152.00		\$152.00		\$912.00	\$912.00	Permit, inspection related costs
Pest Control	\$51.67		\$51.67		\$310.00	\$310.00	
Total Operating Expenses					\$12,280.00	\$14,165.00	

Net Operating Income					\$12,105.00	\$22,000.00	Current: 5.38% Cap Rate Pro Forma: 9.87% Cap Rate
Less: Annual Debt Service					\$12,141.00	\$12,141.00	Current: 1.00 Debt Cov. Ratio Pro Forma: 1.81 Debt Cov. Ratio
Cash Flow Before Taxes					(\$36.00)	\$9,859.00	Current: -0.05% Cash on Cash Pro Forma: 15.05% Cash on Cash

* Debt Assumptions: 75% LTV at 6% W/ 30 Year Am



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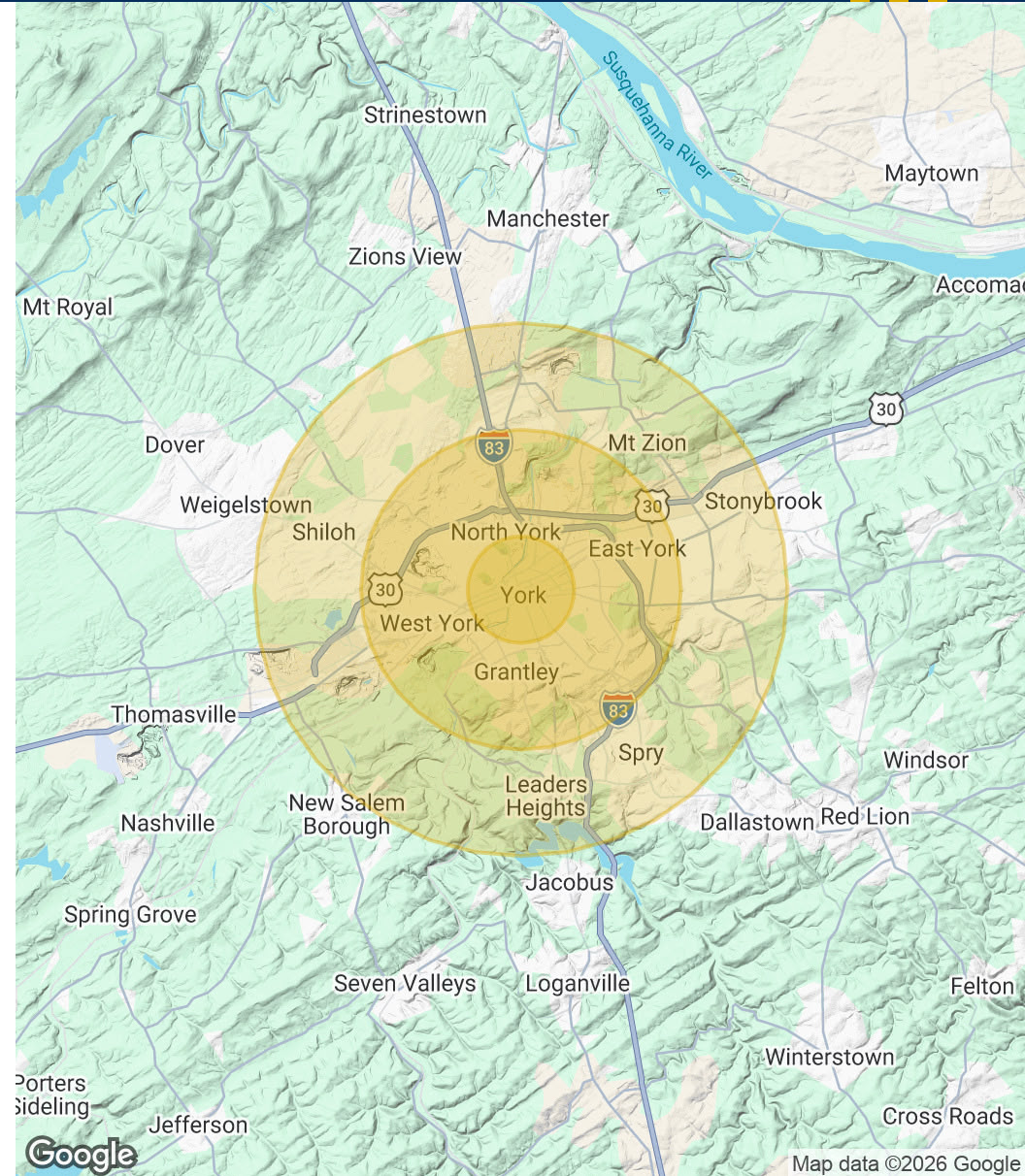
YORK DEMOGRAPHICS

Portfolio | York, PA

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	29,292	92,639	152,929
Average Age	35.2	37.8	40.0
Average Age (Male)	32.2	36.0	38.4
Average Age (Female)	36.1	38.7	41.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	12,025	36,624	60,017
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$55,861	\$80,256	\$94,707
Average House Value	\$92,394	\$177,386	\$227,407

2023 American Community Survey (ACS)



ADVISOR BIO

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Naomi Brown CCIM

Principal & Senior Advisor

nbrown@capstonecre.com

(O) 717.820.1127 x703

(C) 717.819.2825

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.

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