



4-Unit MultiFamily Property
FOR SALE IN WEST HEMPFIELD TOWNSHIP

3628 ORKNEY ROAD, MOUNTVILLE, PA

3628 ORKNEY ROAD · MOUNTVILLE, PA 17554

DETACHED 4-UNIT MULTIFAMILY PROPERTY

FOR SALE



OFFERING SUMMARY

Sale Price	\$620,000
Price per Unit	\$155,000
Property Taxes	\$4,856
Pro Forma Cap Rate	8.03%
APN	300-75990-0-0000
Zoning	R-3 - Medium-Density Residential
Municipality	West Hempfield Township
County	Lancaster County

PROPERTY OVERVIEW

Landmark Commercial Realty presents - a prime investment opportunity to purchase a 4-unit, 2,900 SF standalone multi-family building in Mountville, PA. Three (3) of the four (4) units have been recently renovated with new flooring, paint, and appliances. Roof and mechanicals have also been recently updated.

Each unit is an average of 725 SF and includes 2 bedrooms, 1 full bathroom, and a stacked washer/dryer. There are eight (8) off-street parking spaces (2 per unit).

The subject has average rental rates of \$1,250 per month with the tenants paying for electric. Similar Class B+ 2-bedroom units in the submarket consistently achieve rents between \$1,400-\$1,600 indicating room-to-run on organic rent growth with professional management. Unit A has not been renovated, leaving additional value-add potential for the next owner.

Situated on a 0.55 ac lot between the Mountville and Prospect Road Exits on Route 30, the property is located on a quiet, well-maintained street with easy access to major highways, local amenities, and public services. Built in 1979 with vinyl siding, the building is durable and requires minimal upkeep. Tenants are close to places of employment as well as shopping centers, restaurants, and healthcare facilities. Nearby parks, trails, and green spaces offer outdoor activities perfect for those looking to stay active. This location offers consistent rental demand and investment potential.

PROPERTY HIGHLIGHTS

- Ideal location off Route 30, located in a quiet neighborhood
- 8 off-street parking spaces
- Shed for storage included in rear
- All units 2 bed and 1 full bath
- Stacked washer and dryer in each unit

INVESTMENT HIGHLIGHTS

- Average rental rate of \$1,240 per unit (approx. 15-20% below market)
- Potential to immediately mark below market rents to market
- Recent renovations include new flooring, paint, appliances, roof, mechanicals
- Consistent rental demand in the area with close proximity to places of employment, entertainment, and medical

LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

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PROPERTY DETAILS

Number of Buildings	1
Building Size	2,900 SF
Lot Size	.55 Ac
Property Type	Multi-Family
Tenancy	Multi
Number of Floors	2
Number of Units	4
Parking	Off-Street 8 Spaces
Year Built	1979

BUILDING SPECIFICATIONS

Construction	Masonry Vinyl Siding
Roof Type	Pitched Roof Shingle
Ceiling Height	9-10'
Power	220v
Lighting	Recessed
HVAC Cooling	Baseboard Heat Window Units
Sprinklers	None
Security	None

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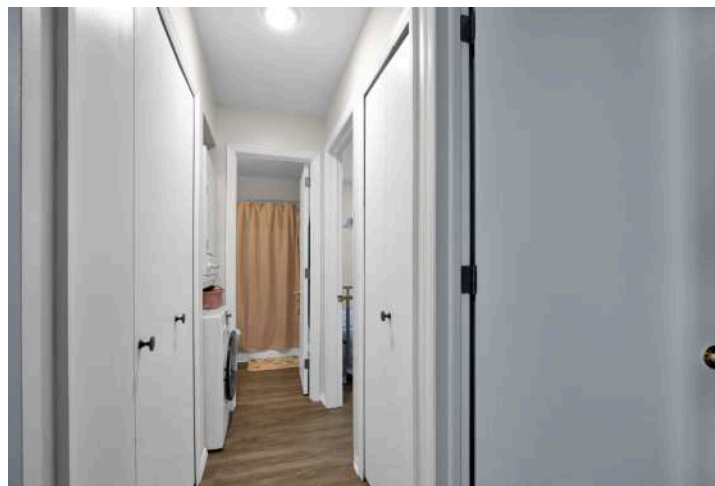
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ADDITIONAL PHOTOS



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PRO FORMA FINANCIAL ANALYSIS

COMPONENT	CURRENT		PROJECTED	
	\$/MONTH	\$/YEAR	\$/MONTH	\$/YEAR
Unit A	\$1,150	\$13,800	\$1,500	\$18,000
Unit B	\$1,210	\$14,520	\$1,500	\$18,000
Unit C	\$1,350	\$16,200	\$1,500	\$18,000
Unit D	\$1,250	\$15,000	\$1,500	\$18,000
Total Income	\$4,960	\$59,520	\$6,000	\$72,000
Vacancy @5%		(\$2,976)		(\$3,600)
Effective Gross Income		\$56,544		\$68,400

EXPENSES

COMPONENT	PROJECTED		PROJECTED	
		\$/YEAR	\$/MONTH	\$/YEAR
RE Taxes	2024 Taxes	(\$4,856)	X 1.05	(\$5,099)
Insurance	\$0.50 PSF	(\$1,450)	X 1.05	(\$1,523)
Water & Sewer	\$75/unit/mo	(\$3,600)	X 1.05	(\$3,780)
Trash	\$15/unit/mo	(\$720)	X 1.05	(\$756)
Electric	Tenant Paid	(\$0)		(\$0)
Maintenance, Repairs, Reserves	\$500/unit/yr	(\$2,000)	X 1.05	(\$2,100)
Management	6% of EGI	(\$3,393)	6% of EGI	(\$4,104)
TOTAL EXPENSES :		(\$16,019)		(\$17,361)
Expense Ratio:		28.33%		25.38%
NET OPERATING INCOME		\$40,525		\$51,039

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DEBT ASSUMPTIONS

LOAN TERMS	CURRENT	PROJECTED
Net Operating Income	\$40,525	\$51,039
Net Operating Income Per Month	\$3,377	\$4,253
Required Debt Service Coverage Ratio	1.20	1.20
Maximum Implied Monthly Mortgage Payments	\$2,814	\$3,544
Interest Rate	6.75%	6.75%
Amortization (years)	30	30
Maximum Mortgage Amount	\$436,340	\$549,538
Loan to Value	70%	70%
Implied Value per Market Financing Requirements	\$623,343	\$785,054
Required Equity (Exclusive of Closing Costs)	\$187,003	\$235,516

PRICING GUIDANCE

COMPONENT	CURRENT	PROJECTED
Net Operating Income	\$40,525	\$51,039
Required Debt Service Coverage Ratio	1.20	1.20
Maximum Implied Monthly Mortgage Payments	\$2,814	\$3,544
Maximum Mortgage Amount	\$436,340	\$549,538
Loan to Value Ratio	70%	70%
Implied Value As Is	\$623,343	N/A
Implied Value as Complete	N/A	\$785,054
Renovations (@ \$30k/Unit + \$50k developer profit)	N/A	(\$80,000)
Residual Value Before Renovations	N/A	\$705,054
Sale Price	\$620,000	\$620,000
Implied In-Place Cap Rate	6.54%	N/A
Pro Forma Cap Rate	N/A	8.23%

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LOCATION



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TCN
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REAL ESTATE SERVICES

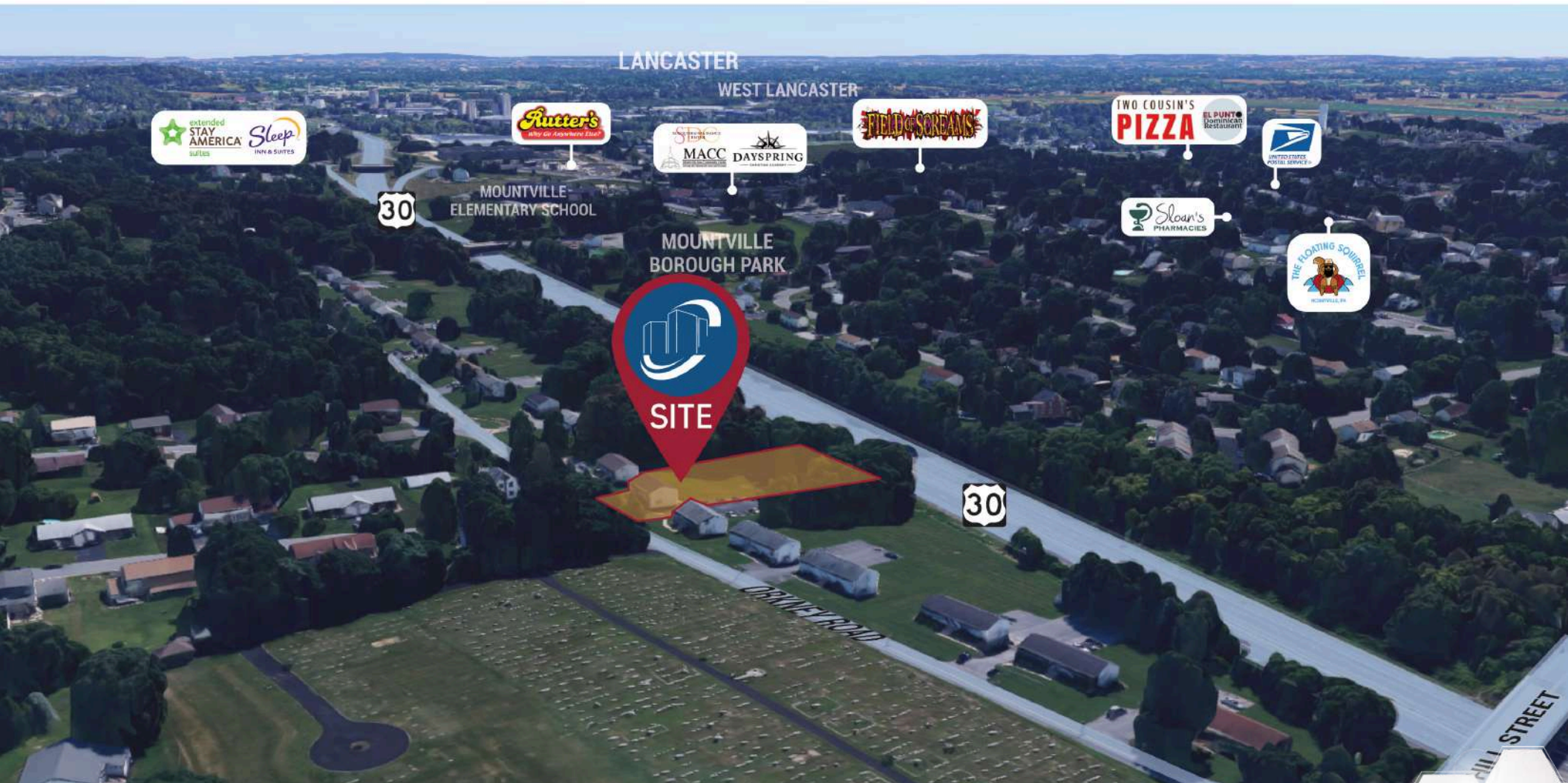
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AREA



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DEMOGRAPHICS

POPULATION

1 MILE	6,705
3 MILE	30,220
5 MILE	79,907

HOUSEHOLDS

1 MILE	2,674
3 MILE	11,975
5 MILE	32,454

AVERAGE HOUSEHOLD INCOME

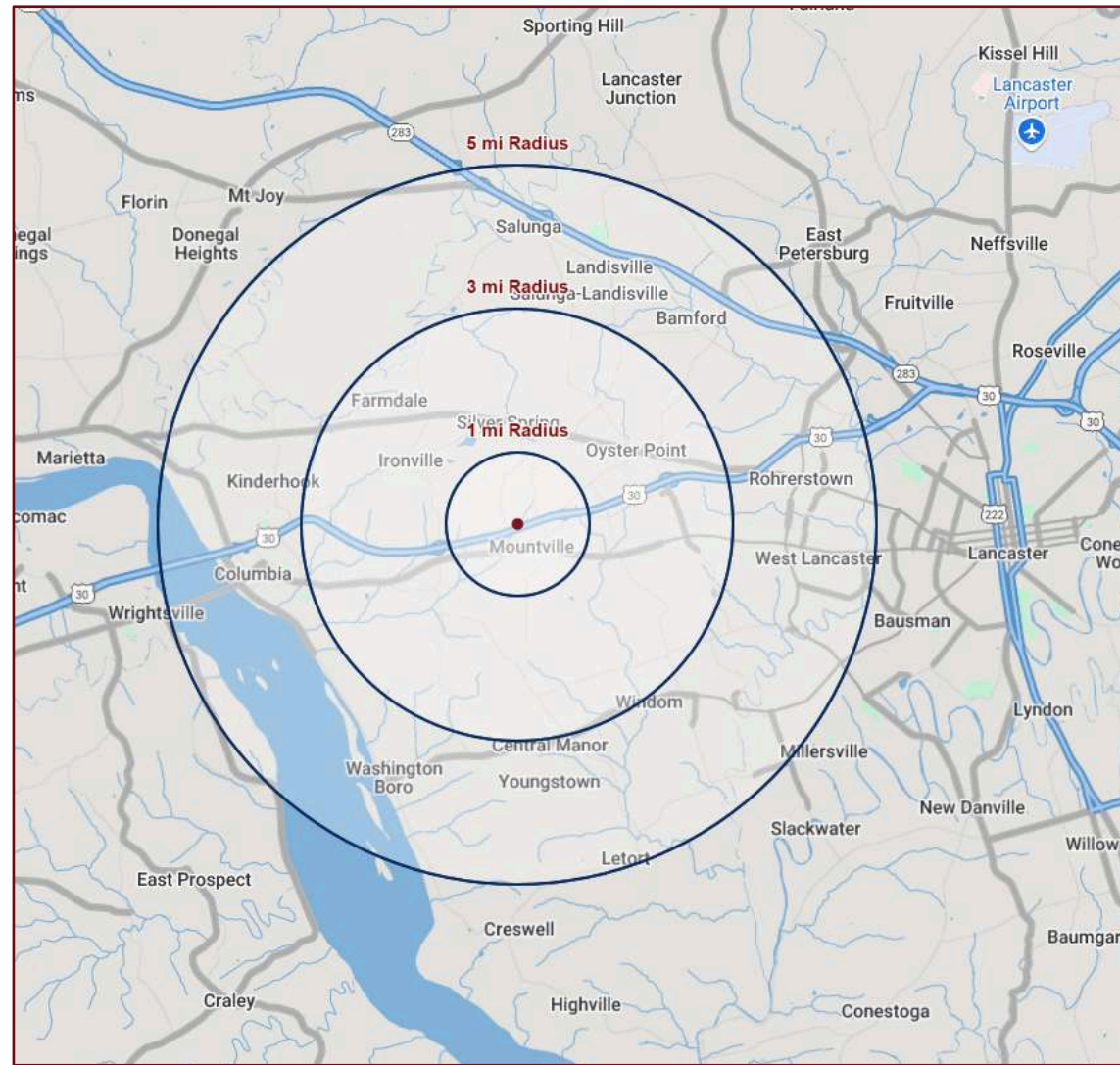
1 MILE	\$116,861
3 MILE	\$120,006
5 MILE	\$118,385

TOTAL BUSINESSES

1 MILE	191
3 MILE	1,056
5 MILE	2,670

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	2,065
3 MILE	15,412
5 MILE	32,227



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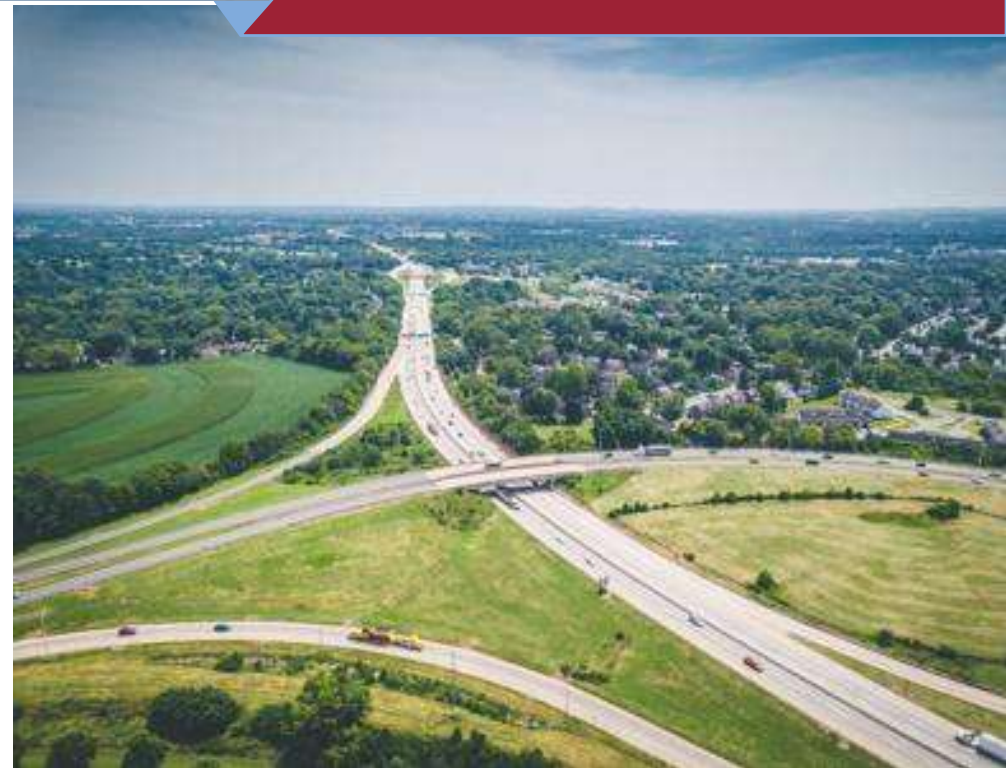
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AREA OVERVIEW

MOUNTVILLE, located in western Lancaster county, offers a charming suburban atmosphere with proximity to both nature and modern conveniences. The borough has a rich history dating back to its founding in 1814 by Isaac Rohrer. It was originally named Mount Pleasant due to its elevated position and scenic views of the surrounding countryside. It is known for its family-friendly environment, boasting top-rated schools and a wide variety of amenities. With easy access to major highways, commuting to Lancaster and York are equally convenient. Mountville spans just under one square mile and features a mix of residential, commercial, and public spaces, including 5 parks, giving it a high ratio of public park space per capita.



ROUTE 30 CORRIDOR

The Route 30 corridor in Lancaster, Pennsylvania, is a vital hub for businesses, offering strategic advantages such as access to tourism, retail, manufacturing, and agriculture. Serving as a gateway to Lancaster County's attractions like Amish Country and the Strasburg Rail Road, it fuels a thriving tourism and hospitality industry. Additionally, the corridor supports a diverse range of retail establishments and facilitates the movement of goods for manufacturing and agriculture sectors through its industrial parks and warehouses. Ongoing commercial development, coupled with its transportation infrastructure connecting to major population centers, makes it an attractive location for businesses seeking growth and accessibility.



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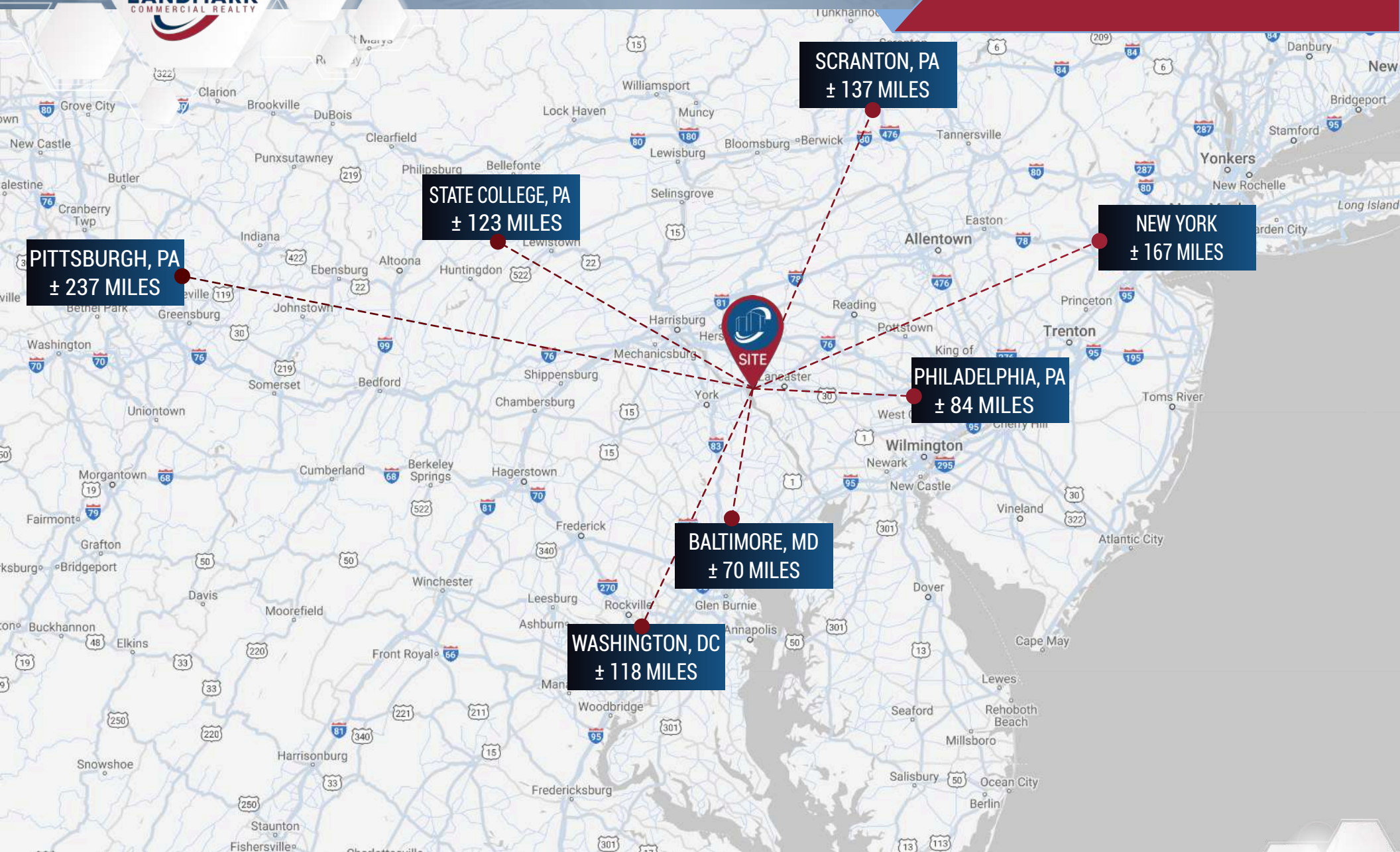


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