

STONEROCK PROPERTIES

OFFERING MEMORANDUM • FOR SALE

• • •



kw ELITE
KELLERWILLIAMS.

SCOTT CLINTON
(717) 940-7042

www.TheClintonTeam.com

196 STONE HOUSE LN • WEST HEMPFIELD TWP



Property Highlights

Well-maintained two-unit property located on a beautiful three-acre lot in West Hempfield Township. Featuring attractive brick and siding construction with pitched roofs, this property offers great curb appeal and lasting quality.

Conveniently located near Columbia and Lancaster, with easy access to major routes. A great opportunity for investors or owner-occupants.

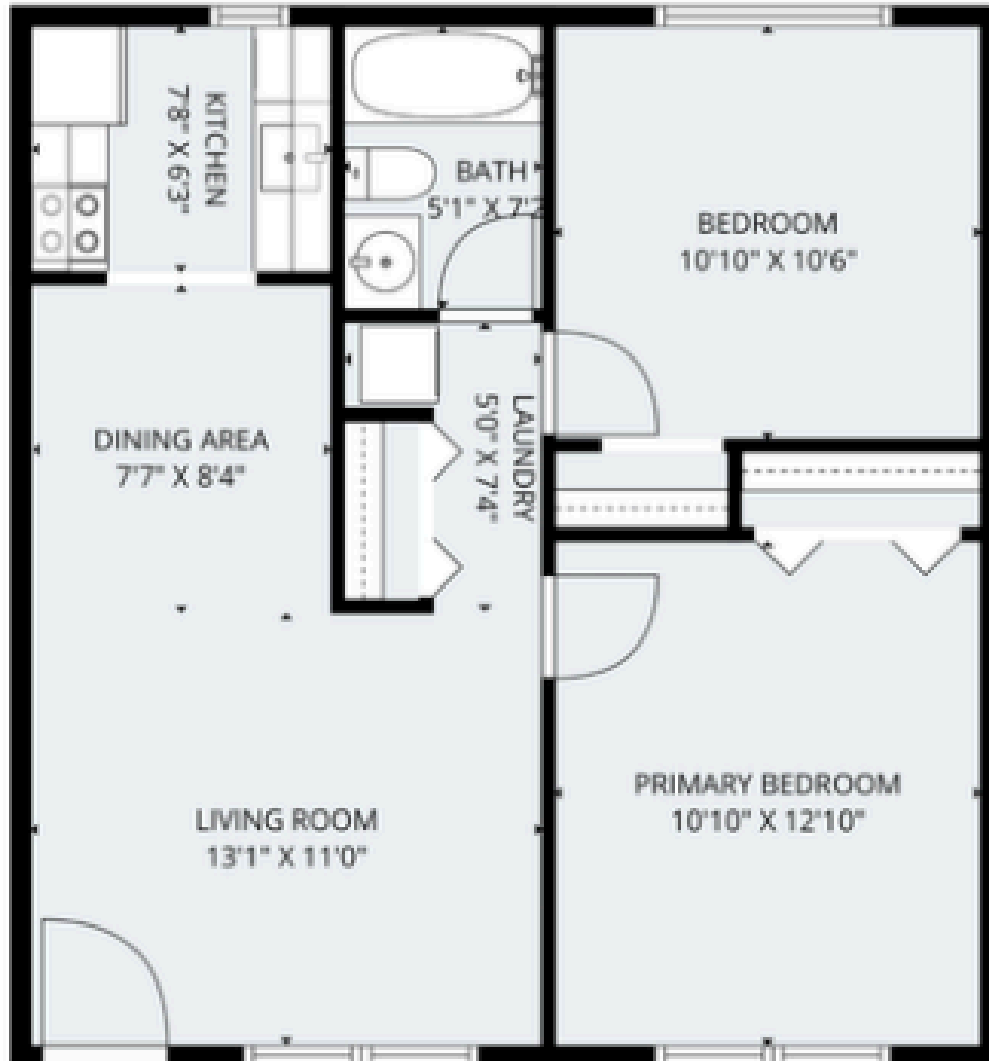
Turnkey Investment Improvements

- May 2019: New 6" seamless K-style gutters with 6" gutter guards
- May 2019: New Carolina Beaded siding (Natural Clay) with accessories, white outside corners, vented white vinyl soffit, and aluminum fascia
- October 2020: New roof installed
- October 2020: Submerged downspout runouts to buried French pit; landscaping improvements including fabric, boulder back bank, and stone for new sheds; updated recycling fencing
- November 2020: Twelve (12) 8'x18' A-frame SmartSide sheds with GAF Timberline shingles, clay paint, white trim, and full-height interior walls
- February 2021: Red landscape stone patios with fabric underlayment and paver edging; parking lot boulder edging; ADA-compliant stairway handrail installed
- February 2023: Replaced 84 windows with ProVia vinyl double-hung windows (Low-E glass, half screens)
- Each apartment includes private entrance, 748 sq feet bedrooms, updated kitchens and bathrooms, appliances including washer and dryer, LED lighting, private 4'x8' lockable storage shed on site
- Landlord pays water, sewer, trash, and grounds maintenance

Interior Photos



Floor Plan



Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

Rent Roll

Unit #	BD/BR	Square Footage	Monthly Rate	Lease End
A	2/1.00	728	\$1,565	04/30/2026
B	2/1.00	728	\$1,565	07/31/2026
C	2/1.00	728	\$1,535	08/30/2026
D	2/1.00	728	\$1,595	11/30/2026
E	2/1.00	728	\$1,895	09/30/2026
F	2/1.00	728	\$1,595	02/28/2027
G	2/1.00	728	\$1,565	06/30/2027
H	2/1.00	728	\$1,570	04/30/2027
I	2/1.00	728	\$1,565	04/30/2027
J	2/1.00	728	\$1,565	05/30/2027
K	2/1.00	728	\$1,595	03/30/2027
L	2/1.00	728	\$1,595	12/31/2026
			Total Monthly Rent: \$	\$19,205
			Total Annual Rent: \$	\$230,460

Pro Forma

Income	
Rental Income	\$230,460
Total Income	\$136,500
Expenses	
Utilities	\$12,131
Lawn & Snow Estimate	\$8,000
Repairs Contract - General (4 Year Average)	\$25,000
Real Estate Taxes	\$11,558
Property Insurance	\$12,370
Total Expenses:	\$74,059
NOI:	\$156,401



CONTACT US

 (717) 940-7042

 sctclinton@gmail.com

 www.TheClintonTeam.com

kw ELITE
KELLERWILLIAMS. REALTY