

**5 UNIT MULTIFAMILY
FOR SALE**

**3754 BALTIMORE PIKE |
LITTLESTOWN, PA 17340**

**Presented By:
Naomi Brown,
CCIM**

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**CAPSTONE
COMMERCIAL**

205 W Caracas Ave | Hershey, PA 17033



PROPERTY OVERVIEW

3754 Baltimore Pike | Littlestown, PA 17340

PROPERTY DESCRIPTION

Opportunity to acquire a recently updated investment with 5 apartments and a 5 bay garage. Set on 1.04 acres along Baltimore Pike (Route 97), this two-story building spans 6,108 square feet and has been thoughtfully updated for long-term, low-maintenance ownership. All five two- bedroom residences are occupied, delivering immediate, stabilized income to a new owner from day one.

Four of the five units have been fully renovated with modern finishes, including updated vanities, tiled bathroom flooring, and refreshed tub and shower surrounds. Units are individually metered for electric baseboard heat, and each apartment's electric hot water heater is separately metered to the tenant.

The large lot has generous parking for tenants, and has a 5 bay garage which is currently un-rented, but can be leased for additional income. The property is served by a private well and an on-site septic system.

Littlestown sits in Mount Joy Township, Adams County, Pennsylvania, just a few miles north of the Maryland line and roughly nine miles south of Gettysburg via Baltimore Pike (Route 97) — a well-traveled corridor linking the Baltimore metro area to south-central Pennsylvania. Adams County is home to roughly 109,000 residents and continues to grow at a steady pace, supported by a diverse economy that includes agriculture and the region's well-known fruit orchards and vineyards, heritage tourism tied to Gettysburg National Military Park, and a solid base of construction, manufacturing, and retail employers. Littlestown itself offers a stable local job market with low unemployment and a median household income near \$71,000, making it an attractive, affordable community for renters commuting to Gettysburg, Hanover or Maryland.

PROPERTY HIGHLIGHTS

- Stabilized, high-cash flow income
- Great return with 9%+ cap rate
- Recently Renovated units
- Low operating costs
- Growing Gettysburg suburb location

OFFERING SUMMARY

Sale Price:	\$780,000
Number of Units:	5
Lot Size:	1.04 Acres
Building Size:	6,108 SF
APN:	30H16-0033---000
Zoning:	Baltimore Pike Corridor
Municipality:	Mount Joy Twp
County:	Adams



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EXTERIOR

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INTERIOR

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RENT ROLL

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Rent Roll

Floor	Suite	Tenant	SF	%	Begin Date	Exp. Date		\$/Month	Annual Rent	
	1		1,200			11/8/2026	2 Bed/ 1.5 Bath	\$ 1,395.00	\$ 16,740.00	\$ -
	2		1,200			11/30/2026	2 Bed/ 1 Bath	\$ 1,350.00	\$ 16,200.00	
	3		1,200			5/31/2027	2 Bed/ 1 Bath	\$ 1,495.00	\$ 17,940.00	
	4		1,200			10/31/2026	2 Bed/ 1 Bath	\$ 1,450.00	\$ 17,400.00	
	5		1,200			M-M	2 Bed/ 1 Bath	\$ 1,450.00	\$ 17,400.00	
	6	5 Bay Garage				Vacant		\$ 600.00	\$ 7,200.00	
			6,000					\$ 7,740.00	\$ 92,880.00	\$ -



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Annual Property Operating Data

Property Name _____
 Location _____
 Type of Property Apartments
 Size of Property 6,108 (Sq. Ft./Units)
 Purpose of analysis Investment Pro Forma

Purchase Price _____ 780,000
 Plus Acquisition Costs _____ 15,600
 Plus Loan Fees/Costs _____ 4,500
 Less Mortgages _____ 585,000
 Equals Initial Investment _____ 215,100

Assessed Values For Depreciation, based on % of current Assessment

Land _____
 Improvements _____
 Personal Property _____
 Total _____

Adjusted Basis as of 1-Jul-26 \$795,600

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term	LTV
1st	\$585,000	\$4,042	12	6.75%	25	25	75%
2nd			12	4%	20	20	

ALL FIGURES ARE ANNUAL			\$/SQ FT or \$/Unit	% of GOI		COMMENTS/FOOTNOTES
1	POTENTIAL RENTAL INCOME				92,880	
2	Less: Vacancy & Cr. Losses			(5. % of PRI)	4,644	Stabilized Estimated Vacancy
3	EFFECTIVE RENTAL INCOME				88,236	
4	Plus: Other Income (collectable)					
5	GROSS OPERATING INCOME				88,236	
OPERATING EXPENSES:						
6	Real Estate Taxes	Milage=			5,788	Actual
7	Personal Property Taxes	\$ 0.96				
10	Insurance	\$ 0.41			2,500	Estimate at \$500 per unit
11	Expenses/Benefits	\$ -				
12	Taxes/Worker's Compensation	\$ -				
13	Repairs and Maintenance	\$ 0.72	5%		4,412	4 out of 5 units newly renovated
14	Utilities:					
15	Electric	\$ -				All units seperately metered
16	Gas	\$ -				
17	Trash	\$ 0.52			3,180	Actual
18	Septic & Well	\$ -				Septic in good condition, well
19	Accounting and Legal	\$ -				
20	Licenses/Permits	\$ -				
21	Advertising	\$ -				
22	Supplies	\$ -				
23	Miscellaneous Contract Services:					
24		\$ -				
25	Lawn & Landscaping	\$ 0.33			2,000	Estimate
26	Snow Removal	\$ -				Tenant
27		\$ -				
28		\$ -				
29	TOTAL OPERATING EXPENSES	\$ 2.93			17,880	
30	NET OPERATING INCOME				70,356	9.02% Cap Rate
31	Less: Annual Debt Service				48,502	1.451 Debt Cov. Ratio
32	Less: Participation Payments					
33	Less: Leasing Commissions					
34	Less: Funded Reserves					
35	CASH FLOW BEFORE TAXES				\$21,854	10.160% Cash on Cash

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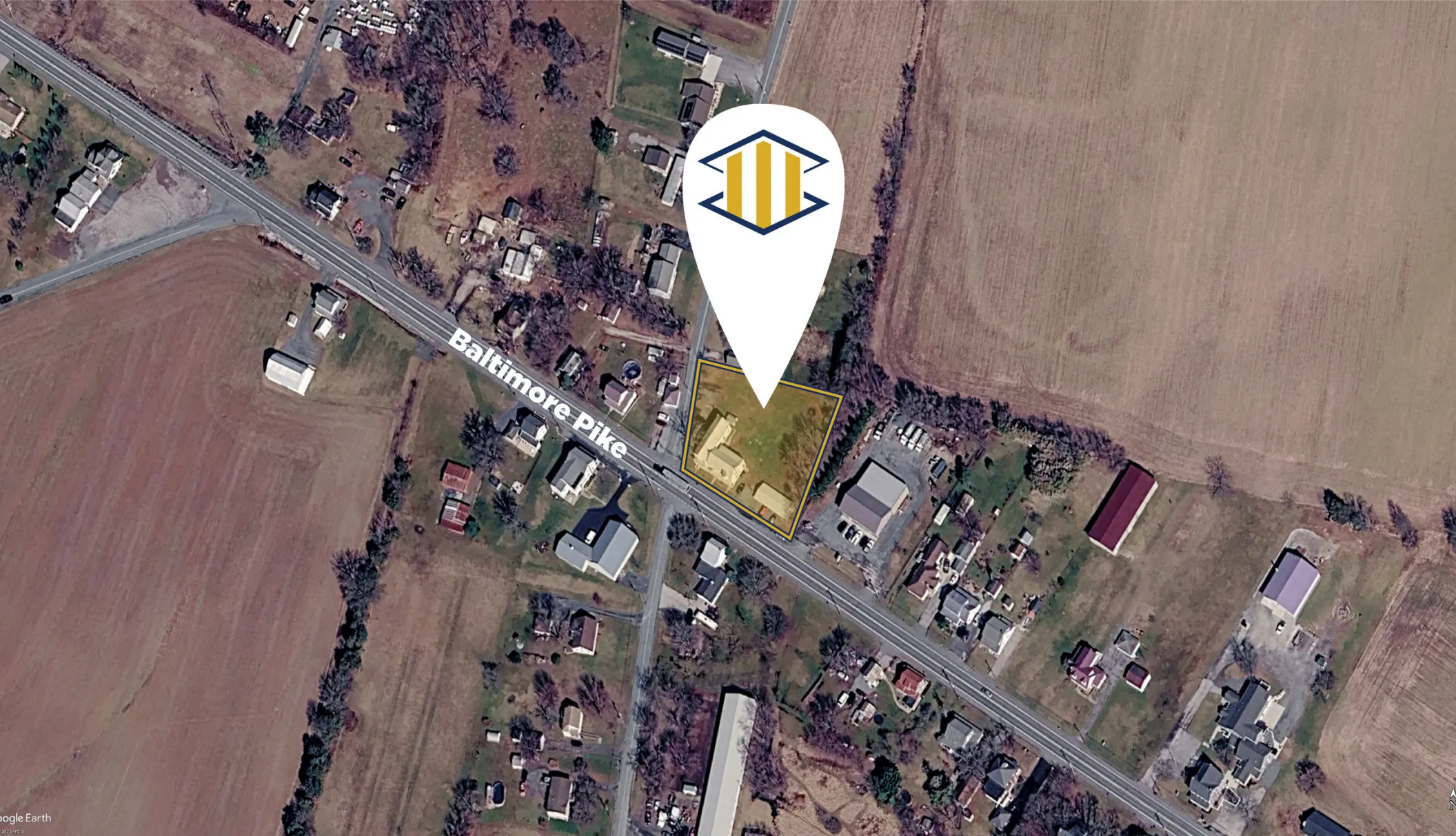
Prepared for:

Prepared by:

Naomi Brown, CCIM

PARCEL

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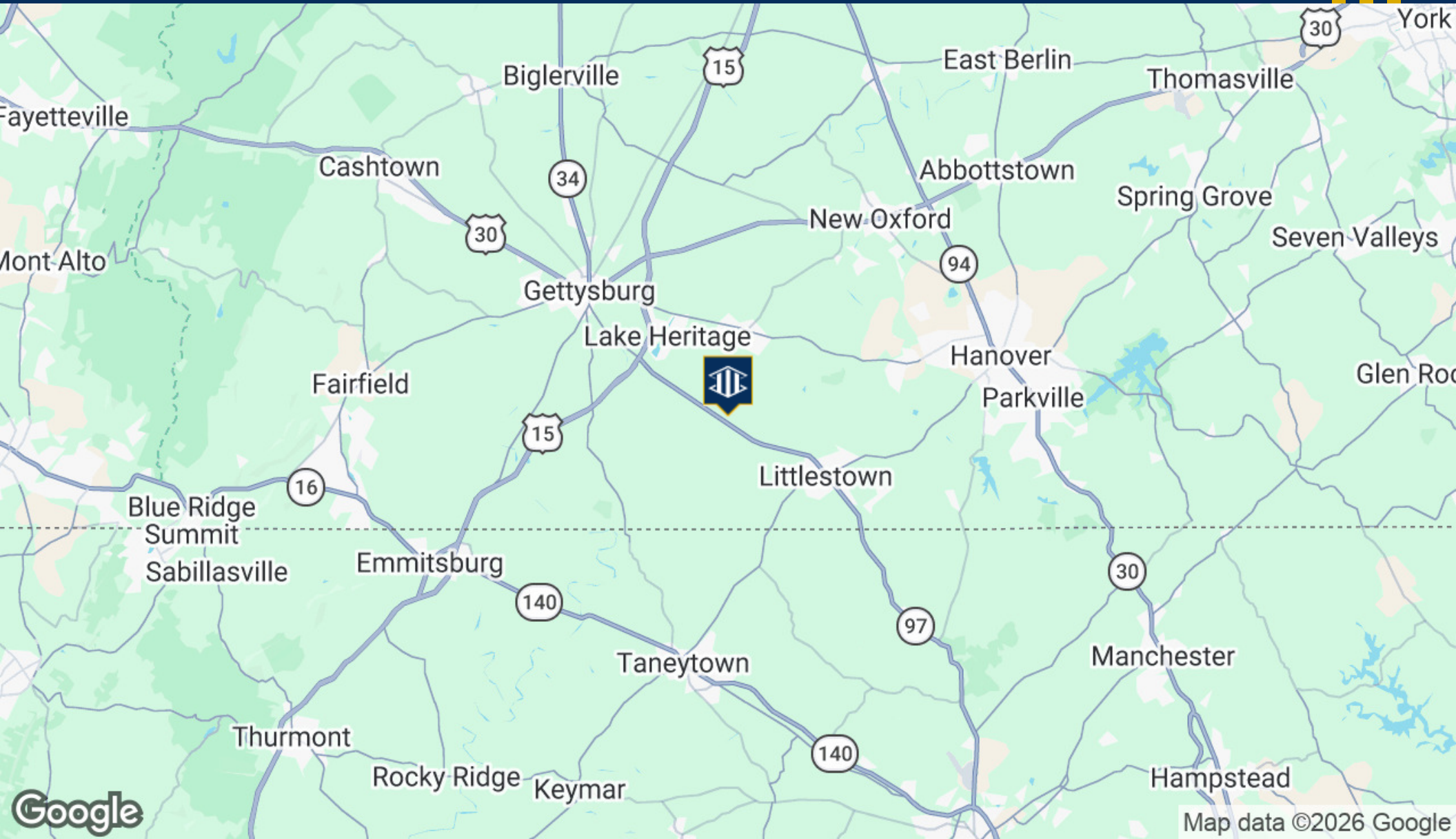
Google Earth



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AREA OVERVIEW

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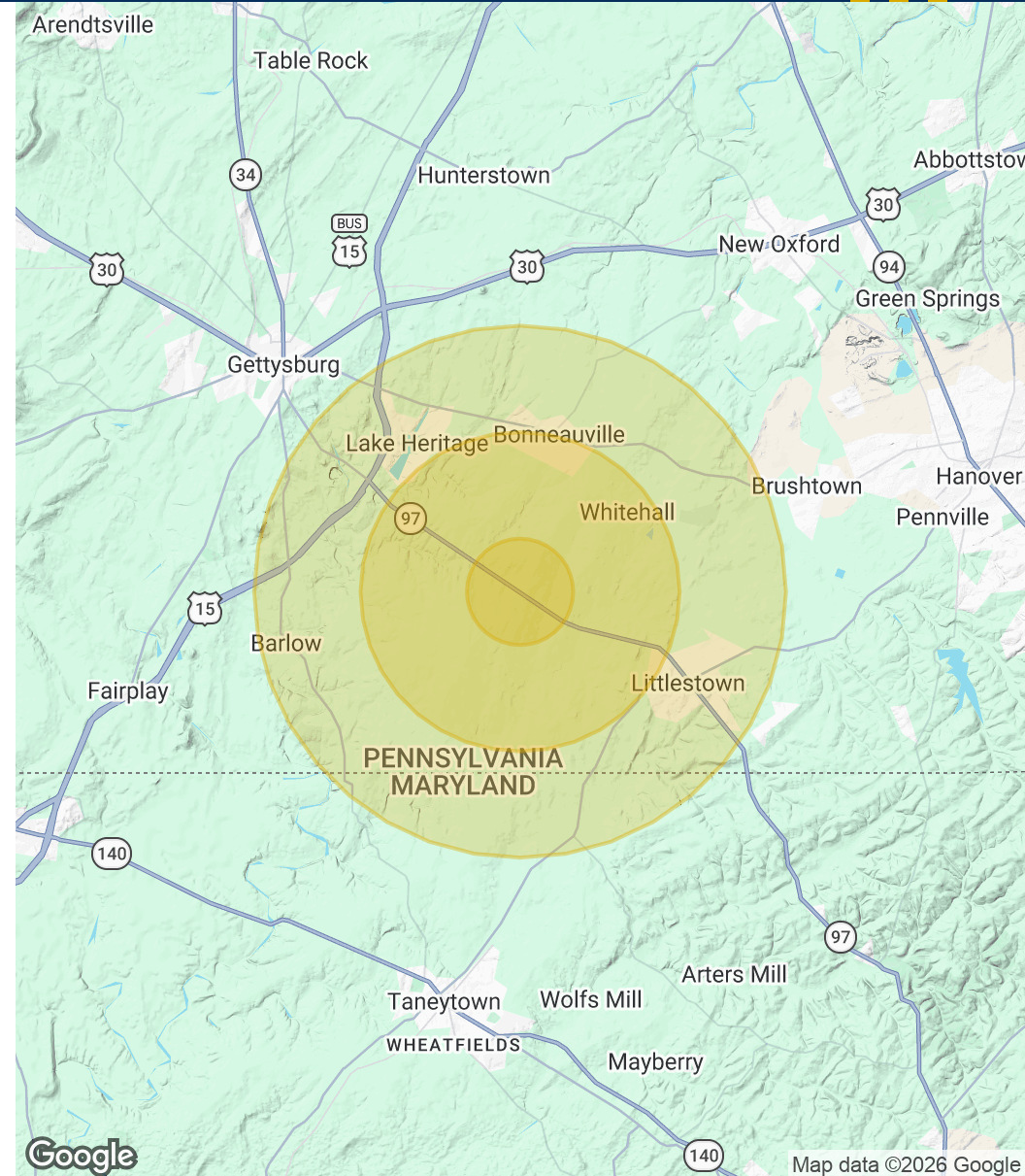
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	495	5,807	18,749
Average Age	44.3	42.3	43.4
Average Age (Male)	40.5	40.1	40.9
Average Age (Female)	47.8	45.6	46.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	184	2,197	7,281
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$107,902	\$102,454	\$98,894
Average House Value	\$293,196	\$300,684	\$291,229

2023 American Community Survey (ACS)



ADVISOR BIO

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Principal & Senior Advisor

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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.

Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.



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LEGAL

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