

**5 UNIT MULTIFAMILY
FOR SALE**

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

Presented By:

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CCIM**

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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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FINANCIALS

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Suite	Tenant	SF	Exp. Date		\$/Month	Annual Rent
1		1200	11/8/2026	2 Bed/ 1.5 Bath	\$1,395.00	\$16,740.00
2		1200	11/30/2026	2 Bed/ 1 Bath	\$1,350.00	\$16,200.00
3		1200	5/31/2027	2 Bed/ 1 Bath	\$1,495.00	\$17,940.00
4		1200	10/31/2026	2 Bed/ 1 Bath	\$1,450.00	\$17,400.00
5		1200	M-M	2 Bed/ 1 Bath	\$1,450.00	\$17,400.00
6	5 Bay Garage		Vacant		\$600.00	\$7,200.00
		6000			\$7,740.00	\$92,880.00

All Figures Are Annual	\$/SQ FT or \$/Unit	% of GOI	Current in Place	Income & Expense	Comments/Footnotes
Potential Rental Income				\$92,880.00	
Less: Vacancy & Cr. Losses			(5.% of PRI)	\$4,644.00	Stabilized Estimated Vacancy
Effective Rental Income				\$88,236.00	
Plus: Other Income (collectable)					
Gross Operating Income				\$88,236.00	
Operating Expenses	\$/SQ FT or \$/Unit	% of GOI	Current in Place	Income & Expense	Comments/Footnotes
Real Estate Taxes	\$0.95		\$5,788.00		Actual
Insurance	\$0.41		\$2,500.00		Estimate at \$500 per unit
Repairs and Maintenance	\$0.72	5%	\$4,412.00		4 out of 5 units newly renovated
Electric					All units seperately metered
Trash	\$0.52		\$3,180.00		Actual
Septic & Well					Septic in good condition, well
Lawn & Landscaping	\$0.33		\$2,000.00		Estimate
Snow Removal					Tenant
Total Operating Expenses	\$2.93		\$17,880.00		
Net Operating Income				\$70,356.00	9.02% Cap Rate
Less: Annual Debt Service				\$48,502.00	1.451 Debt Cov. Ratio
Cash Flow Before Taxes				\$21,854.00	10.160% Cash on Cash

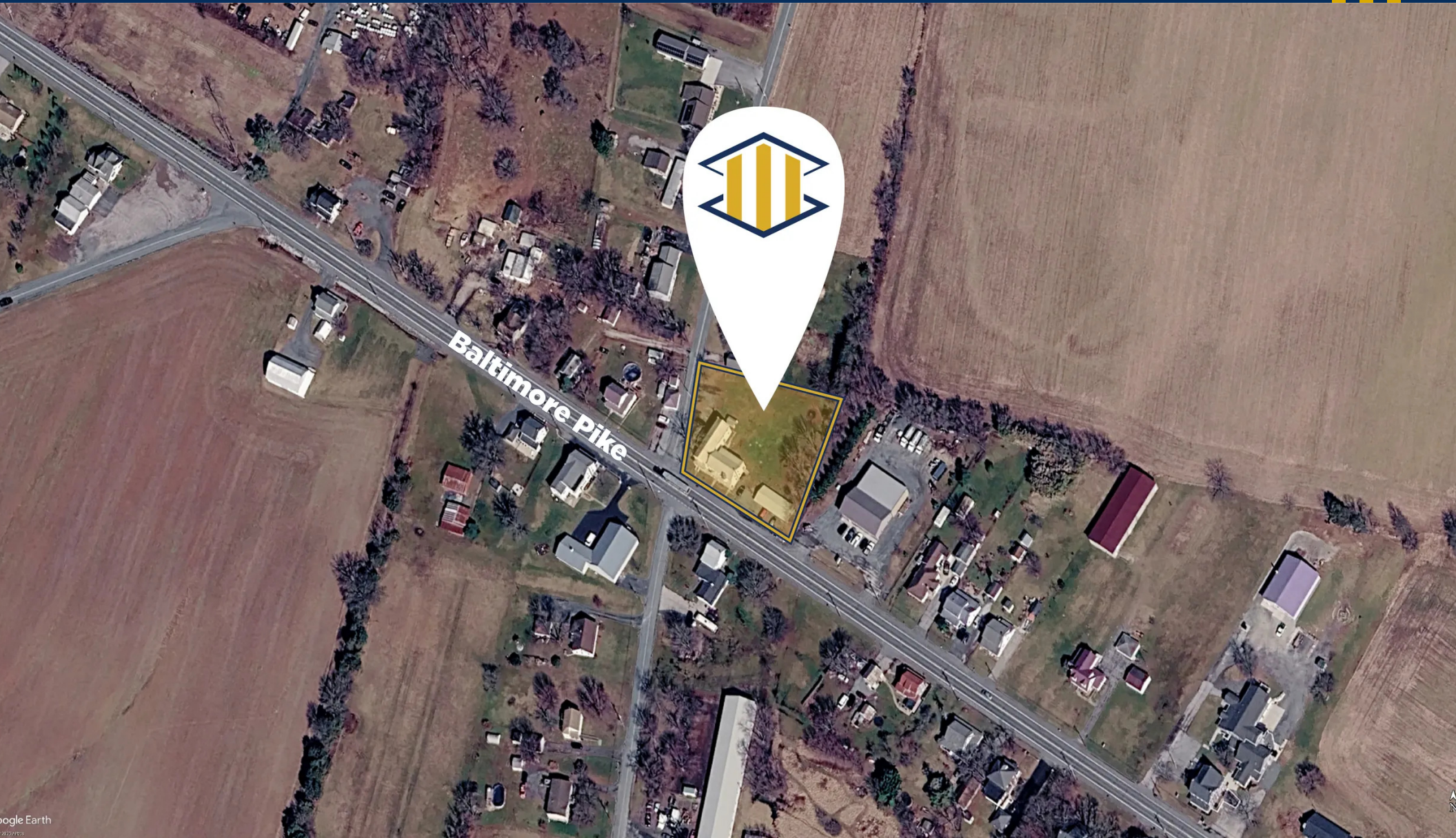
* Debt Assumptions: 75% LTV at 6.75% W/ 25 Year Am



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PARCEL

3754 Baltimore Pike | Littlestown, PA 17340



Google Earth
Satellite



CAPSTONE
COMMERCIAL

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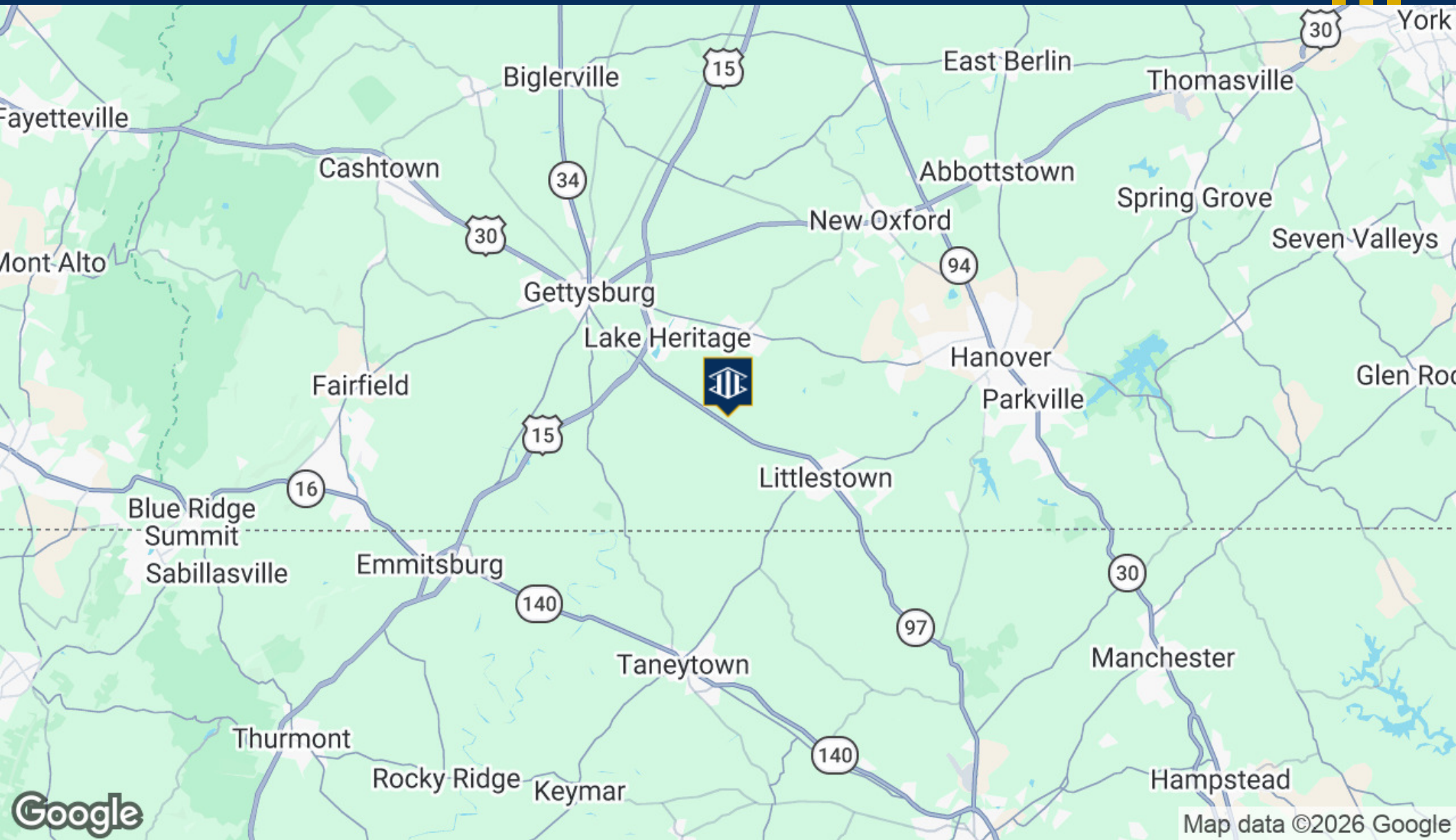
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AREA OVERVIEW

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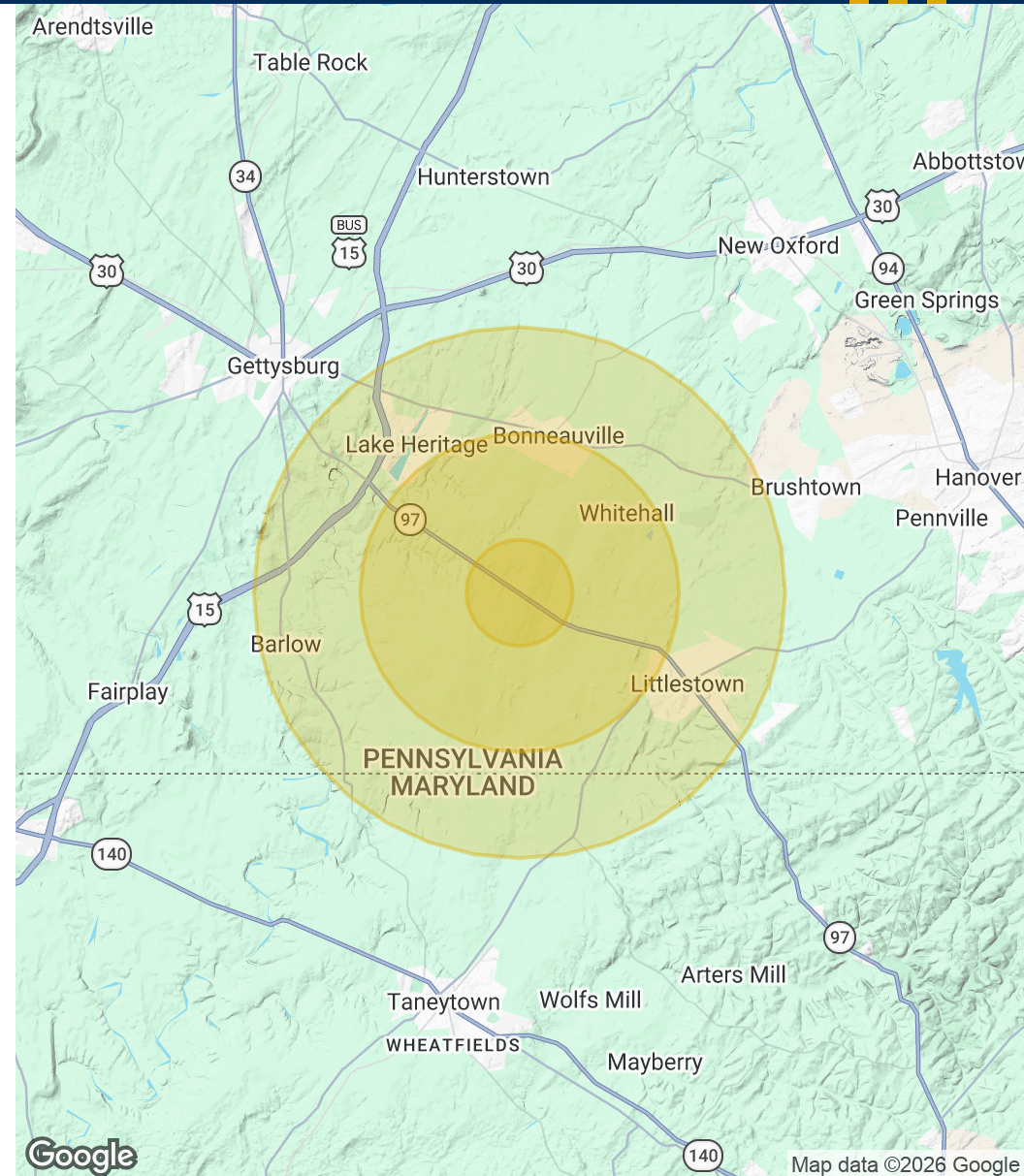
DEMOGRAPHICS

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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.

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