

### PROPERTY SUMMARY

Great investment opportunity. Fantastic yard, huge covered patio. Income: \$28,641, Expenses: \$8,304 (Taxes (\$4,148), lawn, snow removal, janatorial, and trash), NOI: \$20,337. Owner is a PA Licensed Real Estate Agent.



#### TOM TROCCOLI

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**Phone:** 717 | 390 | 9858 | www.bennettwilliams.com



## PROPERTY SUMMARY

**Sale Price:** \$259,000

Property Type: Multifamily

Number of Units:

**Cap Rate:** 6.89%

**NOI:** \$20,337

Lot Size: 0.36 Acres

**Building Size:** 2,810 SF

**Zoning:** Residential

#### **BENEFITS**

- Fully Leased 2 unit, Both 4 Bedroom
- Off Street Parking
- Public Water & Sewer
- Donegal School District
- Tax ID: 150-79826-0-0000
- East Donegal Township, Lancaster County
- 24 Hour Notice for All Showings
- MLS # PALA122670



**Year Built:** 

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1800















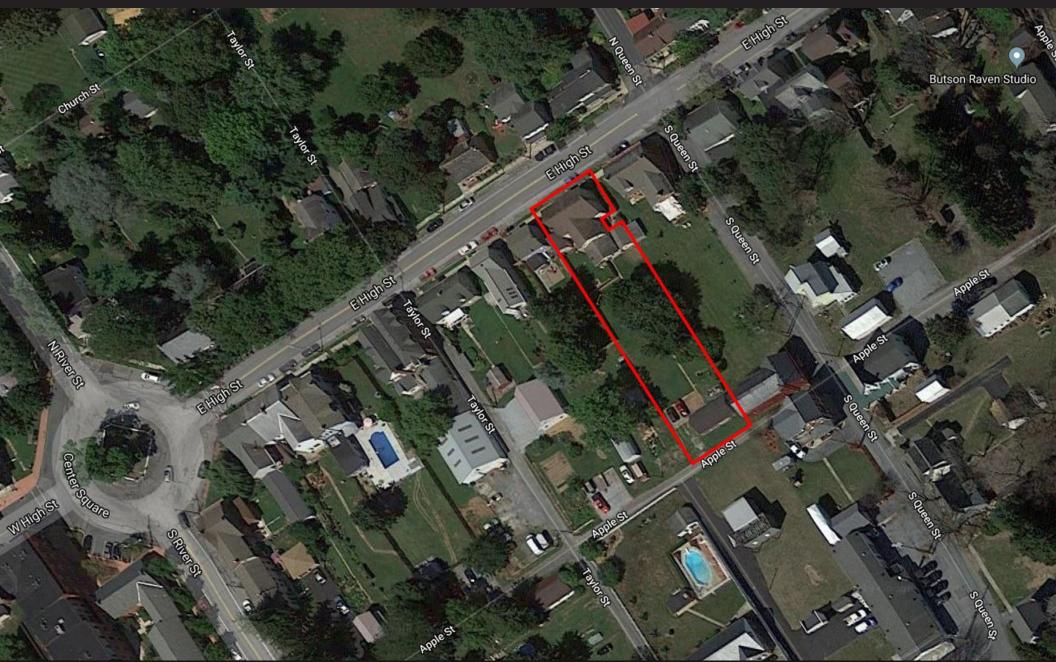


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