



**Splendid Acres LLC**

Affordable Housing  
Luxurious Wedding Venues  
Construction & Landscaping

[www.splendidacres.com](http://www.splendidacres.com)



1363 Frankstown Rd  
Johnstown, PA 15902



**Asking Price: \$150,000**

[Click Here](#) for Commercial Performance and Market Appraisal.

**Introduction:**

Hello, my name is Erick Jackson, owner and operator of this property. Any questions concerning this property can be directed to the contact information below. Texting is usually the quickest way to get a reply.

### About the Property

The property is a five unit, two building property sitting on just shy of an acre. It is a cash flowing property with a nice hill top view and a great neighborhood near township police barracks. Excellent rental history. It was purchased in 2012 for \$127,000. Four of the five units have been updated. Three brand new electric water heaters have been installed, six new digital water meters with all lines separated for each unit and the commons area. A brand-new propane furnace 120k BTU, brand new coin dryer, brand new coin dispenser, and two new stoves have also been added.

#### Apt G1 - \$750/mo ([Click Here For Lease](#))

Two bedrooms, one bath, approximately 1100 sq ft. Appliances include a glass top stove, and regular fridge/freezer. A new 40 gal electric hot water heater was installed in 2017. Lease price is \$750 with a \$50 discount if paid before late date. Garbage dues, heat, water, sewage, and plowing are included in rent. Typical gross deposit is \$700/mo.

#### Apt 1 - \$735/mo ([Click Here For Lease](#))

One bedroom, one bath, approx 720 sq ft. Includes stove, fridge, and a brand new hot water heater installed in 2018. Lease price is \$735 with a \$50 discount if paid before late date. Garbage dues are paid on top of rent (\$19/mo or \$228/yr). Heat, water, sewage, and plowing are included in rent. Typical gross deposit is \$694/mo

#### Apt 2 - \$700/mo ([Click Here For Lease](#))

Very similar to Unit 1. Second level one bedroom, one bath, approx 720 sq ft. Includes stove, fridge, and a new hot water heater installed in 2016. Lease price is \$700 with a \$50 discount if paid before late date. Garbage dues are paid on top of rent (\$19/mo or \$228/yr). Heat, water, sewage, and plowing are included in rent. Typical gross deposit is \$650/mo early with garbage paid in full every year. Tenant has signed second year lease.

#### Apt 3 - \$600/mo ([Click Here For Lease](#))

Two bedroom, with office. Approx 1000 sq ft. Lease price is \$600 with a \$50 discount if paid before late date. Garbage dues are paid on top of rent (\$19/mo or \$228/yr). Tenant pays own water, Heat, sewage, and plowing are included in rent. Typical gross deposit is \$550/mo.

#### Apt R1 - \$600/mo ([Click Here For Lease](#))

Located to the rear left of the property (little yellow ranch). Tenant pays all utilities (includes payment with rent for garbage - \$20, water \$66, sewage - \$18, pet deposit - \$50). This unit has a separate heat source (oil hot water) for which the tenant also pays, separate water meter, and separate electric meter. Lease price is \$600 with a \$50 discount if paid before late date. Typical gross deposit is \$650/mo.

Click links below to view documents:

[Spring Taxes & Per Capita](#)

[Fall Taxes](#)

[Sewage Bill](#)

[Water Bills](#)

[Garbage Dumpster](#)

<b>Property Performance</b>	
<b>Annual Cash Flow</b>	\$9,066.29
<b>Down Payment</b>	\$30,000.00
<b>Closing Cost (Typically 3% of Loan Amt)</b>	\$3,600.00
<b>Sellor Concessions</b>	\$0.00
<b>Total Cash Invested</b>	\$33,600.00
<b>Overall Cash on Cash ROI</b>	<b>26.98%</b>

[Click here for detailed spreadsheet \(Google Doc Link\).](#)

This document is property of and was prepared by:

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