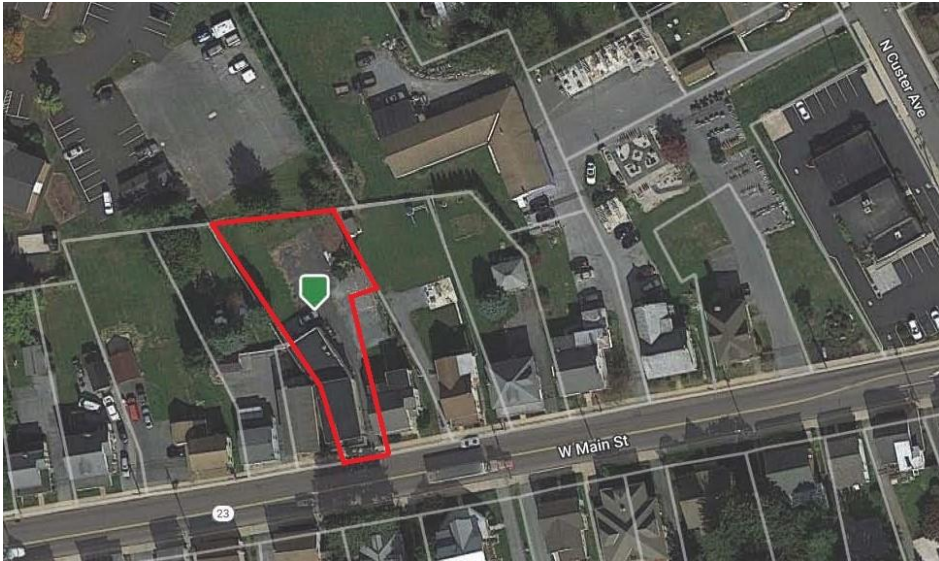


# TAX MAP



## Current Income & Estimated Yearly Expenses

### Current Income:

Unit A	\$ 895/Mo	\$ 10,740
Unit B	\$ 800/Mo	\$ 9,600
Unit C	\$ 995/Mo	\$ <u>11,940</u>
<b>Total Current Income</b>		<b>\$ 32,280</b>

### Estimated Expenses:

Real Estate Taxes	\$ 4,591
Insurance	1,664
Water, Sewer & Trash	2,129
Electric	180
Mowing/Snow Plowing	1,200
Misc. Repairs	<u>500</u>
<b>Total Estimated Expense</b>	<b>\$10,264</b>
<b>Estimated Net Income</b>	<b>\$22,016</b>

★INVESTMENT OPPORTUNITY★  
**PUBLIC AUCTION**

VALUABLE LANCASTER CO. REAL ESTATE  
**241 W. Main Street**  
**New Holland, PA 17557**

**Very Well Kept 3 Unit Apartment Building with Detached  
Storage Building on a .289 Acre +/- Level Lot. Fully Leased  
with Good Tenants. Seriously for Sale – Don't Miss it!**

**Tuesday, August 9, 2022 – 6:00 PM**

New Holland Boro – Eastern Lancaster Co. School District



**BARR  
DAVIS**  
AUCTIONEERS, LLC

(717) 442-9221  
(610) 384-8433  
[www.barrdavis.com](http://www.barrdavis.com)  
AY-002084

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**ADDRESS:** 241 W. Main Street, New Holland, PA 17557

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**DATE:** Tuesday, August 9, 2022 6 PM

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**OWNER:** Glenn E. & Lisa N. Herr

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**LOT DESCRIPTION:** .289 Acre +/- (Plot Plan on Back)  
**SCHOOL DISTRICT** Eastern Lancaster County  
**COUNTY** Lancaster  
**MUNICIPALITY** New Holland Borough  
**ZONING:** Residential  
**TAX PARCEL:** 48-74398-0-0000  
**DEED REF:** 5806730  
**WATER:** Public  
**SEWER:** Public

**TAXES:**      **YEAR: 2022**  
\$3,103      **School:** Eastern Lancaster County  
\$703      **County:** Lancaster  
\$784      **Municipal:** New Holland Boro  
\$4,591      **TOTAL**

**★REAL ESTATE AUCTION TERMS★**

10% Down payment day of Auction.  
Balance by September 23, 2022.  
Buyer pays all Realty Transfer Taxes.

**★OPEN FOR INSPECTION★**

Wednesday, July 20, 2022 from 4-6<sup>pm</sup> & Tuesday, August 9, 2022 from 5-6<sup>pm</sup>  
*Call Auctioneers for complete brochure or private showing.*

**★DIRECTIONS★**

Located on West Main Street (Route 23) just East of Diller Avenue.

*The information contained in this brochure is believed to be accurate,  
but is not guaranteed.*

## ★UNIT DESCRIPTIONS★

All Units Total Electric with Electric Baseboard Heat

### **UNIT A – 1<sup>st</sup> Floor Front**

Consists of an updated 2 bedroom, 1 bath apartment with living room and eat in kitchen. This unit has basement access with washer/dryer hook ups. Currently occupied with a one year Lease ending December 31, 2022. Current rent \$895.00/month plus electric. Seller owns refrigerator, electric oven/range & dishwasher.

### **UNIT B – 2<sup>nd</sup> Floor Front**

Consists of a 2 bedroom, 1 bath apartment with living room and eat in kitchen. There are laundry hook ups in a closet area. Currently occupied on a month to month Lease. Current rent \$800.00/month plus electric. Seller owns refrigerator & electric oven/range

### **UNIT C – 1<sup>st</sup> Floor Rear**

Consists of an updated 2 bedroom, 1 bath apartment with large living room, and large eat in kitchen with laundry hook ups. Currently occupied on a month to month Lease. Current rent \$995.00/month plus electric. Seller owns refrigerator, electric oven/range & dishwasher.

**Full basement, partially divided**

**Detached garage/barn used by seller and could be rented for storage.**

**Shared driveway access.**

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