



**RENTED FOR 18%
ABOVE ESTIMATED
MARKET RENTS**

**AVERAGE RENT
\$1,886**

**UNDERWROTE
AT \$1,555 A UNIT**

**BUILD TIME
10 MONTHS**

DEVELOPMENT CASE STUDY

EMMA LANE HOMES

DUPLEX • 1,458 SQFT • 3 BEDS • 2.5 BATHS

This modern-style community sits within Central York School District in York, Pennsylvania and is just minutes from Rt. 30. The Homes at Emma Lane features 16, 2-story apartments each including a 1-car garage, 3 beds, 2.5 baths, and a laundry room, granite countertops, an oversized-kitchen with an open concept, as well as board and batten siding, and a quaint front porch. 4 units include a basement.

Construction began in late spring of 2021 and was completed by the end of the year. With challenges around utilities, due to Covid-19, Inch & Co. Construction and Inch & Co. Property Management still managed to complete the build and lease all 16 unit duplexes at **18% above the estimated market rents** and prior to final completion of the community.

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