

80-82 and 84-88 Main Street**Waynesboro, PA****INVESTMENT PROPERTY INCOME & EXPENSE BUDGET**

14 Residential Units, 3 Commercial Spaces

Investment Offering: \$2,485,000

<u>Unit</u>	<u>Br / Ba</u>	<u>Sq. Ft.</u>	<u>Lease Start</u>	<u>Lease End</u>	<u>Current Actual Rent</u>	<u>Market Rent</u>
80-82 W Main						
80-1	1 / 1		2/11/25	2/28/26		
80-2	1 / 1		6/21/17	6/30/26		
82-1	1 / 1		7/1/22	monthly		
82-2	1 / 1		8/4/17	7/31/26		
84-88 W Main						
<i>Front Apartments:</i>						
2E	2 / 1	1,091	3/6/23	3/31/25	NDA required for rent roll	
2W	3 / 2	2,202	6/1/17	5/31/25		
3E	2 / 1	1,091	8/18/23	8/31/25		
3W	3 / 2	2,253	10/1/24	9/30/25		
<i>Rear Townhouse-Style Homes:</i>						
80 W. Gay	4 / 2.5	2,678	9/17/23	9/30/25		
82 W. Gay	3 / 2.5	1,961	6/10/20	6/30/25		
84 W. Gay	3 / 2.5	2,023	9/1/17	8/31/25		
86 W. Gay	3 / 2.5	1,981	3/1/24	2/28/25		
88 W. Gay	3 / 2.5	2,070	10/1/23	9/30/24		
90 W. Gay	4 / 2.5	2,228	10/1/13	monthly		
<i>Commercial Units:</i>						
88-1		1,000	12/1/21	2/28/25	<< suites 1&2 rented by one tenant>>	
88-2		1,000				
88-3		1,175				

Total Monthly Rental Income	19,700	21,200
Annual Scheduled Rental Income	236,400	254,400
Vacancy/Credit Loss - Residential	3.0%	6,588
Vacancy/Credit Loss - Commercial	5.0%	840
Effective Annual Gross Income	228,972	246,432

Annual Expenses**80-82 W Main**

Water & Sewer	2,600
Electric	203
Repairs & Maintenance	Est. 500
Taxes	4,283
Insurance	1,278

84-88 W Main

Water/Sewer	7,955
Electric	412
Repairs & Maintenance	Est. 3,000
Taxes	5,302
Insurance	8,311

Total Expenses	33,845	33,845
Net Operating Income	195,127	\$212,587
Cap Rate	7.85%	8.55%

THOUGH BELIEVED ACCURATE AND RELIABLE, INFORMATION IS NOT GUARANTEED.