

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

Unit	Br / Ba	Sq. Ft.	Lease Start	Lease End	Current Actual Rent	Market Rent	
80-82 W Main							
80-1	1 / 1		10/21/18	10/31/24	<div>NDA required for rent roll</div>		
80-2	1 / 1		6/21/17	6/30/24			
82-1	1 / 1		7/1/22	monthly			
82-2	1 / 1		8/4/17	7/31/24			
84-88 W Main							
<i>Front Apartments:</i>							
2E	2 / 1	1,091	3/6/23	3/31/25			
2W	3 / 2	2,202	6/1/17	5/31/24			
3E	2 / 1	1,091	8/18/23	8/31/24			
3W	3 / 2	2,253	1/27/18	1/31/25			
<i>Rear Townhouse-Style Homes:</i>							
80 W. Gay	4 / 2.5	2,678	9/17/23	9/30/24			
82 W. Gay	3 / 2.5	1,961	6/10/20	6/30/24			
84 W. Gay	3 / 2.5	2,023	9/1/17	8/31/24			
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			
88-2		1,000	<< suites 1&2 rented by one tenant>>				
88-3		1,175					
Total Monthly Rental Income					18,400	20,445	
Annual Scheduled Rental Income					220,800	245,340	
Vacancy/Credit Loss - Residential					3.0% 6,120	6,856	
Vacancy/Credit Loss - Commercial					5.0% 840	840	
Effective Annual Gross Income					213,840	237,644	
80-82 W Main							
Water & Sewer					1,249		
Electric					203		
Repairs & Maintenance					Est. 500		
Taxes					4,283		
Insurance					1,278		
84-88 W Main							
Water/Sewer					5,132		
Electric					412		
Repairs & Maintenance					Est. 3,000		
Taxes					5,302		
Insurance					8,311		
Total Expenses					29,671	29,671	
Net Operating Income					184,169	\$207,973	
Cap Rate					7.41%	8.37%	

THOUGH BELIEVED ACCURATE AND RELIABLE, INFORMATION IS NOT GUARANTEED.