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		2/11/25	2/28/26	[redacted]	
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						
Front Apartments:						
2E	2 / 1	1,091	7/1/25	6/30/26		
2W	3 / 2	2,202	6/1/17	5/31/26	NDA required for rent roll	
3E	2 / 1	1,091	5/10/25	6/30/26		
3W	3 / 2	2,253	10/1/24	9/30/26		
Rear Townhouse-Style Homes:						
80 W. Gay	4 / 2.5	2,678	9/17/23	9/30/26		
82 W. Gay	3 / 2.5	1,961	5/19/25	5/31/26		
84 W. Gay	3 / 2.5	2,023	9/1/17	8/31/26		
86 W. Gay	3 / 2.5	1,981	8/1/25	7/31/26		
88 W. Gay	3 / 2.5	2,070	12/1/24	11/30/26		
90 W. Gay	4 / 2.5	2,228	10/1/13	monthly		
Commercial Units:						
88-1		1,000	12/1/21	2/28/27		
88-2		1,000	<< suites 1&2 rented by one tenant>>			
88-3		1,175				

		Current	Market
Total Monthly Rental Income		19,700	21,200
Annual Scheduled Rental Income		236,400	254,400
Vacancy/Credit Loss - Residential	3.0%	6,588	7,128
Vacancy/Credit Loss - Commercial	5.0%	840	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		4,393	
Insurance		1,780	
84-88 W Main			
Water/Sewer		6,395	
Electric		412	
Repairs & Maintenance	*Est.*	3,000	
Taxes		5,723	
Insurance		12,562	
Total Expenses		**37,568**	**37,568**
Net Operating Income		**191,404**	**$208,864**
Cap Rate		**7.70%**	**8.41%**

THOUGH BELIEVED ACCURATE AND RELIABLE, INFORMATION IS NOT GUARANTEED.

Craig Mahrle • 443-621-9628 • craig.mahrle@ibesolutions.com • www.84westmain.com • Agents protected (2%)