

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	NDA required for rent roll		
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	7/1/25	6/30/26			
2W	3 / 2	2,202	6/1/17	5/31/26			
3E	2 / 1	1,091	5/10/25	6/30/26			
3W	3 / 2	2,253	10/1/24	9/30/26			
<i>Rear Townhouse-Style Homes:</i>							
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	4/24/26	4/30/27			
<i>Commercial Units:</i>							
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					

Total Monthly Rental Income	20,025	21,200
Annual Scheduled Rental Income	240,300	254,400
Vacancy/Credit Loss - Residential	3.0%	6,705
Vacancy/Credit Loss - Commercial	5.0%	840
Effective Annual Gross Income	232,755	246,432

Annual Expenses

80-82 W Main

Water & Sewer	2,600
Electric	203
Repairs & Maintenance	<i>Est.</i> 500
Taxes	4,393
Insurance	1,780

84-88 W Main

Water/Sewer	6,395
Electric	412
Repairs & Maintenance	<i>Est.</i> 3,000
Taxes	5,723
Insurance	12,562

Total Expenses	37,568	37,568
Net Operating Income	195,187	\$208,864
Cap Rate	7.85%	8.41%

THOUGH BELIEVED ACCURATE AND RELIABLE, INFORMATION IS NOT GUARANTEED.