



# Turnkey Investment Portfolio in Downtown Martinsburg, WV

**OFFERING MEMORANDUM**

INVEST PROXIMA LLC

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Invest Proxima, LLC ("the Company") may engage in transactions with affiliated entities, including but not limited to property management, leasing, marketing, and development firms. These relationships may result in financial or ownership interests that benefit principals of the Company. While such affiliations may create potential conflicts of interest, Invest Proxima, LLC is committed to transparency and acts in good faith to ensure that all decisions are made in the best interest of investors and the portfolio.

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# Executive Summary

Acquire a high-performing, income-producing real estate portfolio featuring 9 fully updated properties in Martinsburg, WV. Renovated in the past 3 years with modern finishes, this diversified package includes:

- **2 Office Buildings with commercial space**
- **3 Mixed-Use Properties with apartments and storefronts**
- **1 Multi-Unit Airbnb for short-term rental income**
- **1 Development Opportunity at the historic Old Federal Courthouse**

Strategically located in a growing market with strong tenant demand, this is a rare chance to own a cash-flowing portfolio in a revitalized, business-friendly city.

Invest in Martinsburg — a rising hub for remote work, affordability, and growth. <sup>5</sup>



# Get to Know Us

## About Our Company



We acquire, repurpose and revitalize real estate with the purpose of creating the best use for each property that aligns with the economic development of the market. We strive to create spaces that attract locals and visitors looking for an unforgettable experience. We measure our success by new businesses opened in our spaces, new tenants in our offices and residential units and new customers at our Airbnbs.





# Invest Summary & Highlights

## Two Office Buildings

Professionally renovated to meet modern tenant demands, ideal for small businesses, startups, and professional service firms. Attached commercial space property included.

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## Three Mixed-Use Multifamily Properties

Each features a blend of residential apartments and ground-level storefronts, perfectly positioned for stable rental income from both residential tenants and commercial retailers. Parking lot property included.

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## One Multi-Unit Airbnb Property

A charming, single-family house converted into a highly profitable short-term rental, offering individual private rooms with stylish shared common areas, targeting today's growing travel and remote work markets.

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**Great development opportunity for the Old Federal Courthouse and Post Office building.**





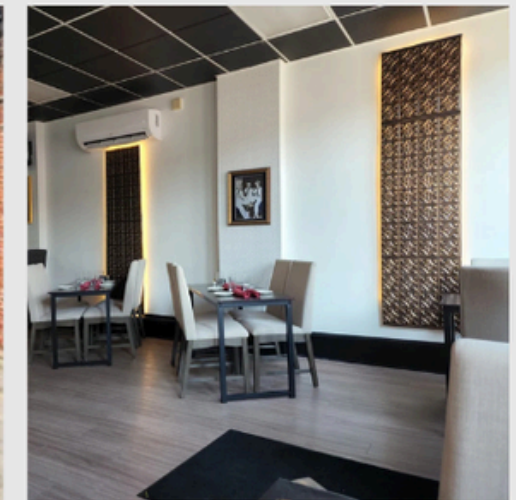
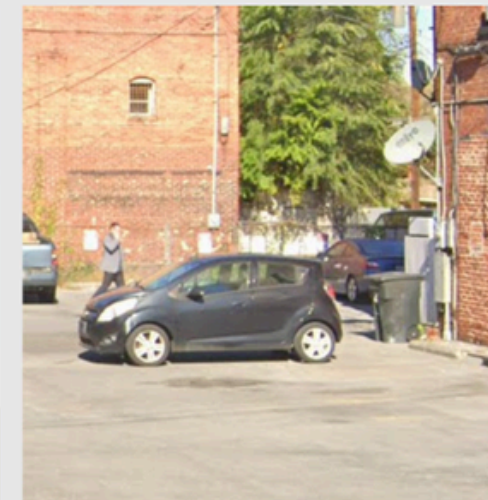
**114 West Martin Street**

- 7,840 sqft
- Commercial space with units above on second level



**113, 115-119 East Martin Street**

- 5,400 sqft
- Residential units, parking lot, and restaurant

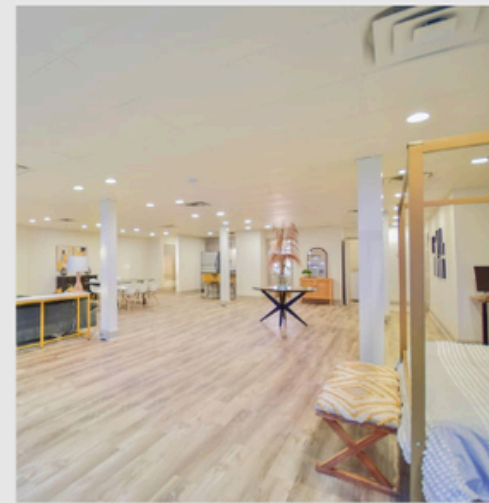






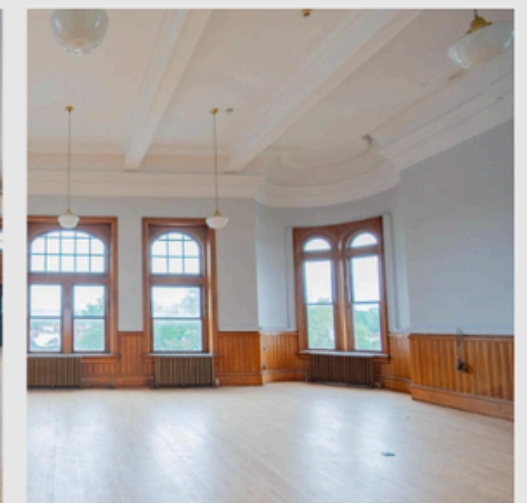
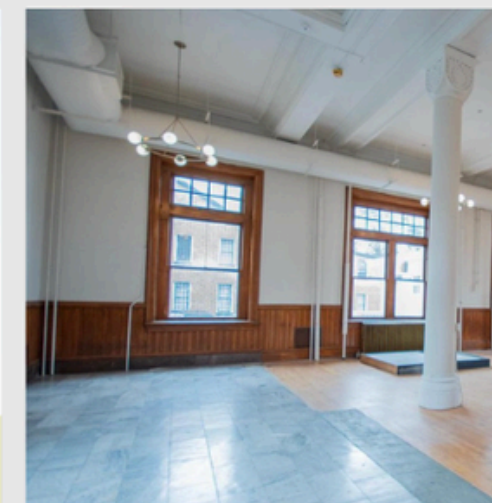
**203 North Queen Street**

- 3,890 sqft
- 3 units inside one building
- Large stairwell



**125 South Maple Avenue**

- 16,631 sqft
- 0.38 acre lot
- Historic elevator
- Loading dock







**201 South Water Street**

- **3,460 sqft**
- **5 bedroom**
- **4 1/2  
bathrooms**
- **4 parking  
spaces**







# Location Overview and Why Invest in Martinsburg?

As a growing hub in the Eastern Panhandle of West Virginia, Martinsburg offers a compelling opportunity for investors in commercial real estate, particularly in office space. With its strategic location, competitive costs, and ongoing revitalization, Martinsburg is poised to attract businesses seeking affordability, accessibility, and a vibrant community.

**1.5 hours to Washington, D.C.**

**MARC Train & Amtrak Access**

**Walkable Downtown**

**B&O Tax Incentives**

**Community Engagement**

# Top Employers in and near Martinsburg, WV



## **Berkeley Co Board of Education**

Through collaborative leadership and community engagement, the Berkeley County Board of Education aims to foster educational excellence and prepare students for future success.



## **WVU Medicine**

Operating under the West Virginia University Health System, it encompasses 25 hospitals and numerous clinics across West Virginia and neighboring states, delivering advanced care.



## **Procter & Gamble**

P&G's diverse portfolio includes well-known brands such as Tide, Pampers, Gillette, Crest, and Olay, spanning categories like beauty, grooming, health care, fabric and home care, and baby, feminine, and family care.

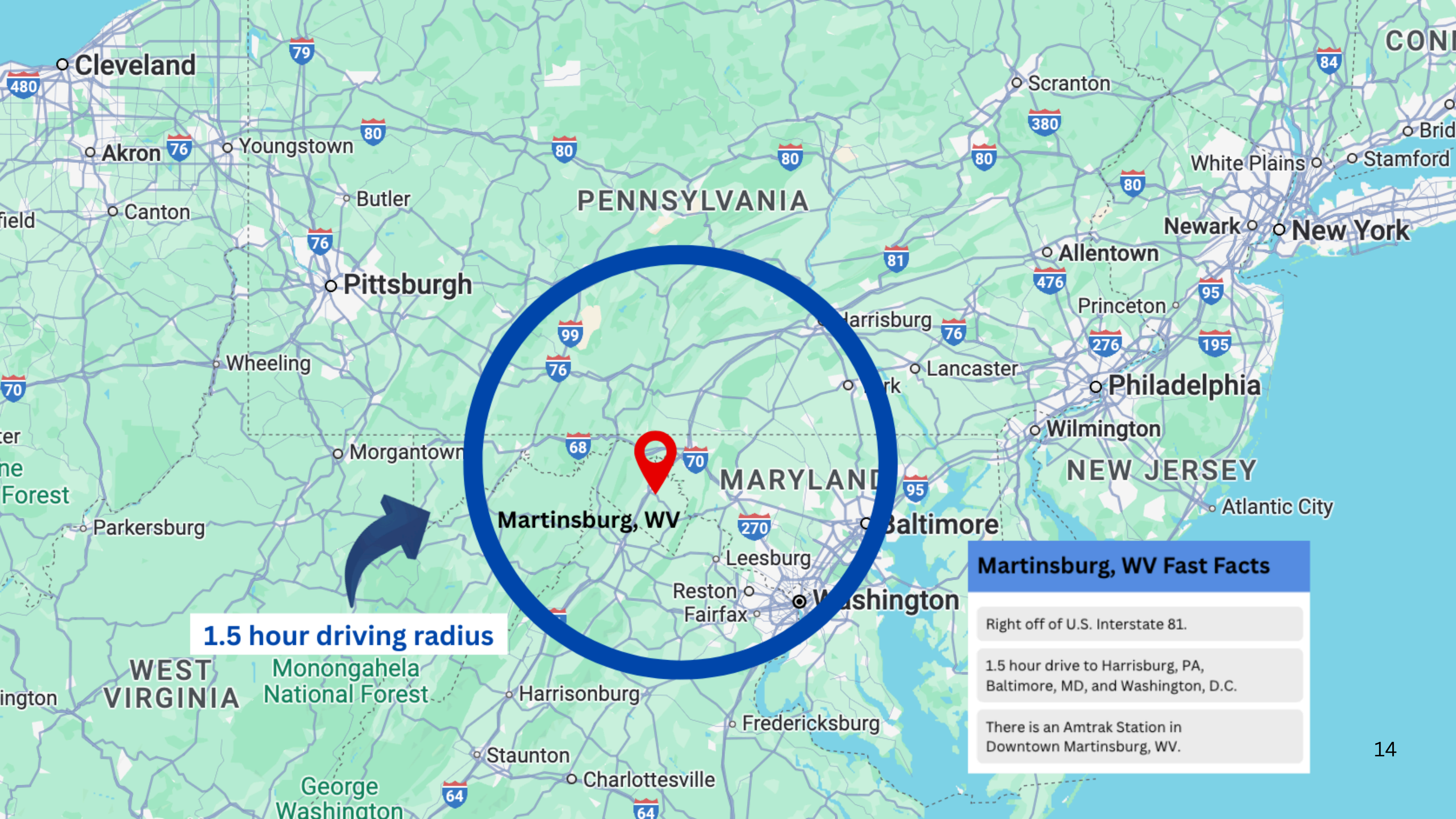


# Population of Downtown Martinsburg and Berkeley County?

- City of Martinsburg: 18,262
- Berkeley County: 113,525







**1.5 hour driving radius**

| Martinsburg, WV Fast Facts  |
|---|
| Right off of U.S. Interstate 81.                                      |
| 1.5 hour drive to Harrisburg, PA, Baltimore, MD, and Washington, D.C. |
| There is an Amtrak Station in Downtown Martinsburg, WV.               |



# Property & Listing Details For The Portfolio

**Asking Price: \$5,999,000**

|                 |  |                |  |
|-----------------|--|----------------|--|
| Property Type   | Mixed Use, Multifamily, Office, Retail | Subtype        | Apartment Building, Executive Office, Traditional Office |
| Investment Type | Stabilized                             | Class          | B  |
| Tenancy         | Multi                                  | Square Footage | 57,165   |
| Price/Sq Ft     | \$104.94                               | Cap Rate       | 6.2%   |
| Occupancy       | 95%                                    | Occupancy Date | 04/29/2025   |
| NOI             | \$372,000                              | Units          | 73   |
| Year Built      | 1900                                   | Year Renovated | 2022   |
| Buildings       | 6                                      | Rent Bumps     | 4% per year  |
| Price/Unit      | \$82,178.08                            | Sale Condition | For sale by owner  |

# Net Operating Income Statement for The HUB and The HUB Suites

|   | Jan - Dec 23   |  | Jan - Dec 24   |  | Q1 2025       |
|---|----------------|--|----------------|--|---------------|
| <b>INCOME</b>                                 |                |  |                |  |               |
| Rental Potential Income (add vacancy cost)    | 438,462        |  | 456,000        |  | 114,000       |
| Vacancy                                       | -15,910        |  | -65,001        |  | -11,695       |
| Effective Gross Income                        | 422,552        |  | 390,999        |  | 102,305       |
| Total Income                                  | 422,552        |  | 390,999        |  | 102,305       |
|   |                |  |                |  |               |
| <b>EXPENSES</b>                               |                |  |                |  |               |
| Payroll                                       | 50,000         |  | 50,000         |  | 12,500        |
| Utilities                                     | 34,481         |  | 48,249         |  | 10,645        |
| Office Supplies                               | 15,699         |  | 18,328         |  | 3,131         |
| Repairs and Maintenance                       | 10,947         |  | 8,352          |  | 4,065         |
| Escrow for Loans - Property tax and insurance | 32,721         |  | 35,659         |  | 7,942         |
| Parking                                       | 12,810         |  | 6,944          |  | 2,890         |
| Property Management                           | 4,328          |  | 4,812          |  | 1,663         |
| Other Expenses                                | 11,733         |  | 8,700          |  | 1,029         |
| Security Deposit Return                       |                |  |                |  |               |
| Total Operating Expense                       | 172,719        |  | 181,044        |  | 43,866        |
|   |                |  |                |  |               |
| <b>NET OPERATING INCOME</b>                   | <b>249,833</b> |  | <b>209,956</b> |  | <b>58,439</b> |
|   |                |  |                |  |               |



# Net Operating Income Statement for Mixed Use Residential

2024 Full-Year

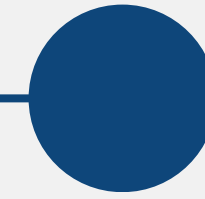
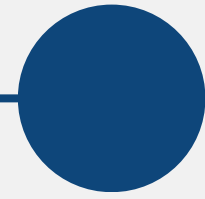
|  |                         |                                | 112-116 W Martin | 115-119 E Martin | 201 S Water | 203, 205 N Queen | 501 W King |  | TOTAL      |
|--|-------------------------|--------------------------------|------------------|------------------|-------------|------------------|------------|--|------------|
|  | Ordinary Income/Expense |                                |                  |                  |             |                  |            |  |            |
|  | Income                  |                                |                  |                  |             |                  |            |  |            |
|  |                         | Air BnB Income                 | 0.00             | 0.00             | 15,574.80   | 27,693.55        | 0.00       |  | 43,268.35  |
|  |                         | Insurance Income               | 0.00             | 0.00             | 0.00        | 10,759.00        | 0.00       |  | 10,759.00  |
|  |                         | Late Fee Income                | 2,202.07         | 363.00           | 0.00        | 0.00             | 327.50     |  | 2,892.57   |
|  |                         | Rental Income                  | 65,700.27        | 80,193.08        | 6,090.20    | 31,271.34        | 74,982.72  |  | 258,237.61 |
|  |                         | Square Income                  | 0.00             | 0.00             | 12,088.04   | 0.00             | 0.00       |  | 12,088.04  |
|  |                         | VRBO Income                    | 0.00             | 0.00             | 0.00        | 0.00             | 0.00       |  | 0.00       |
|  |                         | Total Income                   | 67,902.34        | 80,556.08        | 33,753.04   | 69,723.89        | 75,310.22  |  | 327,245.57 |
|  | Expense                 |                                |                  |                  |             |                  |            |  |            |
|  |                         | Advertising and Promotion      | 0.00             | 0.00             | 0.00        | 0.00             | 0.00       |  | 0.00       |
|  |                         | Amortization Expense           | 384.93           | 0.00             | 38.73       | 0.00             | 0.00       |  | 423.66     |
|  |                         | Automobile Expense             | 611.49           | 614.43           | 430.89      | 1,349.93         | 426.06     |  | 3,432.80   |
|  |                         | Bank Service Charges           | 50.00            | 30.00            | 5.99        | 42.00            | 3.95       |  | 131.94     |
|  |                         | Business Licenses and Permits  | 85.00            | 85.00            | 85.00       | 273.00           | 85.00      |  | 613.00     |
|  |                         | Cleaning                       | 1,071.73         | 2,034.72         | 5,411.73    | 10,097.13        | 833.43     |  | 19,448.74  |
|  |                         | Computer and Internet Expenses | 0.00             | 0.00             | 0.00        | 478.96           | 0.00       |  | 478.96     |
|  |                         | Escrow Exps                    | 0.00             | 0.00             | 0.00        | 0.00             | 2,782.38   |  | 2,782.38   |
|  |                         | Eviction Exps                  | 0.00             | 170.00           | 0.00        | 0.00             | 297.20     |  | 467.20     |
|  |                         | Insurance Expense              | 816.20           | 816.20           | 816.20      | 816.20           | 0.00       |  | 3,264.80   |
|  |                         | Management Fees                | 7,539.00         | 10,036.48        | 344.00      | 3,354.20         | 8,409.14   |  | 29,682.82  |
|  |                         | Meals and Entertainment        | 45.67            | 77.71            | 14.20       | 18.39            | 0.00       |  | 155.97     |
|  |                         | Office Supplies                | 875.69           | 981.94           | 755.02      | 1,857.63         | 215.63     |  | 4,685.91   |
|  |                         | Placement Fees                 | 0.00             | 600.00           | 0.00        | 0.00             | 1,400.00   |  | 2,000.00   |
|  |                         | Repairs and Maintenance        | 8,970.32         | 3,060.18         | 805.92      | 4,932.10         | 7,184.78   |  | 24,953.30  |
|  |                         | Taxes                          | 7,351.52         | 3,731.66         | 6,244.71    | 6,185.47         | 840.52     |  | 24,353.88  |
|  |                         | Travel                         | 0.00             | 0.00             | 0.00        | 157.52           | 0.00       |  | 157.52     |
|  |                         | Utilities                      | 6,087.18         | 5,744.52         | 5,546.80    | 11,659.89        | 6,387.51   |  | 35,425.90  |
|  |                         | Total Operating Expense        | 33,888.73        | 27,982.84        | 20,499.19   | 41,222.42        | 28,865.60  |  | 152,458.78 |
|  |                         | Net Operating Income           | 34,013.61        | 52,573.24        | 13,253.85   | 28,501.47        | 46,444.62  |  | 174,786.79 |
|  |                         | Depreciation Expense           | 7,888.16         | 12,096.77        | 8,833.34    | 9,578.44         | 10,827.86  |  | 49,224.57  |
|  |                         | Interest Expense               | 6,051.54         | 6,051.54         | 8,388.91    | 6,100.37         | 24,789.07  |  | 51,381.43  |
|  |                         | Professional Fees              | 2,000.01         | 2,000.01         | 2,000.04    | 2,000.03         | 1,999.90   |  | 9,999.99   |
|  |                         | Total Non-Operating Expense    | 15,939.71        | 20,148.32        | 19,222.29   | 17,678.84        | 37,616.83  |  | 110,605.99 |
|  | Other Income            |                                |                  |                  |             |                  |            |  |            |
|  |                         | Cash Back Rewards              | 69.57            | 69.57            | 69.57       | 158.64           | 69.59      |  | 436.94     |
|  |                         | Total Other Income             | 69.57            | 69.57            | 69.57       | 158.64           | 69.59      |  | 436.94     |

# Rent Roll

## Mixed Use Residential

| Property Address             | Identifier                | Lease Start | Lease End | Lease Amt    |
|------------------------------|---------------------------|-------------|-----------|--------------|
| 114 West Martin Street       | Unit 1                    | 4/1/24      | At will   | \$ 1,025.00  |
| 114 West Martin Street       | Unit 2                    | 3/1/25      | 2/28/26   | \$ 1,125.00  |
| 114 West Martin Street       | Unit 3                    | 11/1/24     | 10/31/25  | \$ 945.00    |
| 114 West Martin Street       | Unit 4                    | 3/1/25      | 2/28/26   | \$ 930.80    |
| 112 West Martin Street       | Commercial 1              | Vacant      |           | \$ 1,250.00  |
| 116 West Martin Street       | Commercial 2              | 6/1/23      | 5/31/24   | \$ 1,500.00  |
|                              |                           |             |           |              |
| 117 East Martin Street       | Unit 1                    | 5/1/24      | 4/30/26   | \$ 1,225.00  |
| 117 East Martin Street       | Unit 2                    | 12/1/24     | 11/30/25  | \$ 1,200.00  |
| 117 East Martin Street       | Unit 3                    | 12/1/24     | 11/30/25  | \$ 1,200.00  |
| 117 East Martin Street       | Unit 4                    | 11/14/24    | 12/1/24   | \$ 1,200.00  |
| 115 - 119 East Martin Street | Commercial 1 and 2        | 10/1/23     | 9/31/2026 | \$ 2,625.00  |
|                              |                           |             |           |              |
| 205 North Queen Street       | Commercial 1              | 8/1/23      | 7/31/26   | \$ 2,625.00  |
| 205 North Queen Street       | Airbnb 1 - Penthouse      | \$179/Night |           |              |
| 205 North Queen Street       | Airbnb 2 - Urban Loft     | \$109/Night |           |              |
| 205 North Queen Street       | Airbnb 3 - Studio         | \$99/Night  |           |              |
|                              |                           |             |           |              |
| 201 South Water Street       | Airbnb 1 - Peaceful Suite | \$79/Night  |           |              |
| 201 South Water Street       | Airbnb 2 - Cozy Suite     | \$79/Night  |           |              |
| 201 South Water Street       | Airbnb 3 - Sleep Suite    | \$79/Night  |           |              |
| 201 South Water Street       | Airbnb 4 - Family Suite   | \$99/Night  |           |              |
|                              |                           |             |           | \$ 16,850.80 |

# Rent Rolls for The HUBs



**The HUB -**

**126 E Burke Street**

**\$20,159.00**

monthly rent income

**The HUB Suites -**

**142 N Queen Street**

**\$19,682.00**

monthly rent income

# Rent Roll

## The HUB - 126 E Burke Street

| Property                              | Identifyer                      | Lease Start | Lease End  | Lease Amt    |
|---------------------------------------|---------------------------------|-------------|------------|--------------|
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - 4              | 3/9/24      | 8/31-2026  | \$ 1,770.00  |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - 5              | Vacant      |            | \$ 800.00    |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - 6              | 1/3/25      | 2/28/2026  | \$ 750.00    |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - 7              | 1/1/25      | 12/31/2025 | \$ 796.00    |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - 8              | 8/31/2022   | At-will    | \$ 838.00    |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - 9              | 1/1/25      | 6/30/2025  | \$ 900.00    |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - 10             | 1/1/25      | 6/30/2025  | \$ 900.00    |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - 11             | 1/1/25      | 12/31/2025 | \$ 728.00    |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - 12             | 5/4/24      | At-will    | \$ 720.00    |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - 13             | 1/4/25      | 03-31-2026 | \$ 600.00    |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - 14             | 1/6/24      | 5/31/2025  | \$ 470.00    |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - 15             | 1/2/25      | 1/31/2026  | \$ 600.00    |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - 16             | 4/8/22      | 3/8/27     | \$ 800.00    |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - 17             | 1/1/25      | 12/31/2025 | \$ 780.00    |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - 18             | 1/9/17      | At-will    | \$ 468.00    |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - 19             | 1/3/21      | At-will    | \$ 1,456.00  |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - 20             | 5/20/25     | 5/31/26    | \$ 900.00    |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - 21             | 1/1/25      | 8/31/2025  | \$ 624.00    |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - 21             | 1/1/25      | 8/31/2025  | \$ 624.00    |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - 22             | 1/1/25      | 12/31/2025 | \$ 208.00    |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - Mail member 1  | 1/9/23      | At-will    | \$ 50.00     |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - Mail member 2  | 1/3/24      | At-will    | \$ 50.00     |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - Mail member 3  | 1/9/23      | At-will    | \$ 50.00     |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - Mail member 4  | 2/9/24      | At-will    | \$ 75.00     |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - Mail member 5  | 1/1/22      | At-will    | \$ 40.00     |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - Mail member 6  | 1/3/24      | At-will    | \$ 50.00     |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - Mail member 7  | 10/4/24     | At-will    | \$ 50.00     |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - Mail member 8  | 1/12/23     | At-will    | \$ 50.00     |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - Mail member 9  | 1/1/22      | At-will    | \$ 60.00     |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - Mail member 11 | 1/1/22      | At-will    | \$ 50.00     |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - Mail member 12 | 1/10/23     | At-will    | \$ 50.00     |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - Mail member 13 | 1/7/23      | At-will    | \$ 75.00     |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - Mail member 14 | 1/9/23      | At-will    | \$ 50.00     |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - Mail member 15 | 7/9/23      | At-will    | \$ 50.00     |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - Mail member 16 | 1/8/23      | At-will    | \$ 50.00     |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - Mail member 17 | 12/23/2024  | At-will    | \$ 75.00     |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - Mail member 18 | 9/29/2023   | At-will    | \$ 50.00     |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - Mail member 19 | 1/8/23      | At-will    | \$ 50.00     |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - Mail member 20 | 1/7/23      | At-will    | \$ 50.00     |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - Mail member 21 | 1/2/23      | At-will    | \$ 50.00     |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - Mail member 22 | 1/9/23      | At-will    | \$ 50.00     |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - Mail member 23 | 4/1/25      | At-will    | \$ 50.00     |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - Mail member 24 | 12/30/2022  | At-will    | \$ 50.00     |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - Mail member 25 | 10/18/2023  | At-will    | \$ 50.00     |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - Mail member 26 | 1/1/22      | At-will    | \$ 952.00    |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - Mail member 27 | 6/27/2024   | At-will    | \$ 50.00     |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - Mail member 28 | 1/8/23      | At-will    | \$ 50.00     |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - Mail member 29 | 1/1/22      | At-will    | \$ 50.00     |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - Mail member 30 | 1/9/23      | At-will    | \$ 75.00     |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St - Mail member 31 | 1/10/23     | At-will    | \$ 50.00     |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St -Member 1        | 1/2/25      | At-will    | \$ 250.00    |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St -Member 2        | 1/7/24      | 5/31/2025  | \$ 150.00    |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St -Member 3        | 1/1/20      | At-will    | \$ 225.00    |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St -Member 4        | 1/10/23     | At-will    | \$ 250.00    |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St -Member 5        | 1/9/24      | At-will    | \$ 250.00    |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St -Member 6        | 1/3/21      | At-will    | \$ 200.00    |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St -Member 7        | 1/8/22      | At-will    | \$ 150.00    |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St -Member 8        | 8/15/2023   | At-will    | \$ 225.00    |
| 126 E Burke St, Martinsburg, WV 25401 | 126 E Burke St -Member 9        | 1/9/21      | At-will    | \$ 225.00    |
|                                       |                                 |             |            | \$ 20,159.00 |



# Rent Roll

## The HUB Suites - 142 N Queen Street

| Property                                      | Identifyer                                | Lease Start | Lease End  | Lease Amt    |
|---|---|-------------|------------|--------------|
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - 103              | 1/5/24      | At-will    | \$ 500.00    |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - 104/111          | 1/9/24      | 8/31/2025  | \$ 1,070.00  |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - 105              | 1/1/25      | 12/31/2025 | \$ 572.00    |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - 106              | 1/11/24     | 10/31/2025 | \$ 550.00    |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - 107              | Vacant      |            | \$ 500.00    |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - 108              | 4/11/25     | At-will    | \$ 520.00    |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - 109              | Vacant      |            | \$ 500.00    |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - 110              | Vacant      |            | \$ 500.00    |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - 112              | 2/20/2025   | 2/19/2026  | \$ 550.00    |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - 114/115/117      | 5/14/2024   | 5/31/2025  | \$ 1,500.00  |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - 116              | 7/5/24      | At-will    | \$ 500.00    |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - 118              | 9/3/25      | 9/3/26     | \$ 500.00    |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - 119              | 1/5/24      | At-will    | \$ 572.00    |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - 120              | 1/5/24      | At-will    | \$ 572.00    |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - 121              | 6/1/24      | 1/1/25     | \$ 649.00    |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - 201,202,203      | 1/5/24      | 6/2/26     | \$ 1,580.00  |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - 204              | 6/1/25      | 5/31/27    | \$ 425.00    |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - 205              | Vacant      |            | \$ 500.00    |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - 207              | Vacant      |            | \$ 500.00    |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - 208              | 1/2/25      | 1/31/2026  | \$ 624.00    |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - 209              | 4/26/2024   | At-will    | \$ 703.00    |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - 211              | 1/1/25      | 12/31/2025 | \$ 433.00    |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - 212              | 1/1/25      | 12/31/2025 | \$ 541.00    |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - Commercial Space | 1/5/24      | 5/31/2028  | \$ 2,546.00  |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - Mail member 1    | 1/5/24      | At-will    | \$ 150.00    |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - Mail member 2    | 1/5/24      | At-will    | \$ 75.00     |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - Mail member 3    | 6/21/2024   | At-will    | \$ 75.00     |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - Mail member 4    | 1/12/24     | At-will    | \$ 50.00     |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - Mail member 5    | 1/6/24      | At-will    | \$ 50.00     |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - Mail member 6    | 1/5/24      | At-will    | \$ 150.00    |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - Mail member 7    | 1/5/24      | At-will    | \$ 50.00     |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - Mail member 8    | 1/5/24      | At-will    | \$ 75.00     |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - Member 1         | 1/5/24      | At-will    | \$ 150.00    |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - Member 2         | 1/4/24      | At-will    | \$ 150.00    |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - Member 3         | 1/10/24     | At-will    | \$ 150.00    |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - Member 4         | 1/5/24      | At-will    | \$ 150.00    |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - Member 5         | 1/5/24      | At-will    | \$ 150.00    |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - Member 6         | 1/5/24      | At-will    | \$ 150.00    |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - Member 7         | 1/5/24      | At-will    | \$ 150.00    |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - Member 8         | 1/5/24      | At-will    | \$ 150.00    |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - Member 9         | 1/5/24      | At-will    | \$ 150.00    |
| 142 North Queen Street, Martinsburg, WV 25401 | 142 North Queen Street - Member 10        | 1/3/25      | 2/28/2026  | \$ 250.00    |
|   |   |             |            | \$ 19,682.00 |



# Investment Contacts



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