



# Turnkey Investment Portfolio in Downtown Martinsburg, WV

**OFFERING MEMORANDUM**

INVEST PROXIMA LLC

# Affiliated Business Disclosure

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.

# Confidentiality Agreement

All information provided regarding the portfolio of properties offered by Invest Proxima, LLC, including but not limited to financial data, tenant information, rent rolls, and investment strategies, is strictly confidential. By receiving these materials, the recipient agrees not to disclose, reproduce, or distribute any portion of the information to any third party without prior written consent from Invest Proxima, LLC. This obligation remains in effect whether or not the recipient elects to proceed with an investment.

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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.**





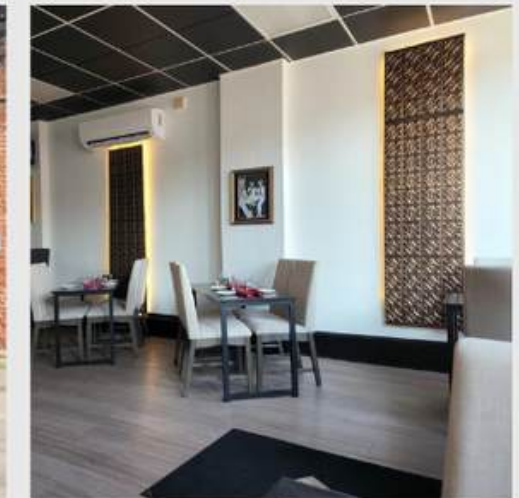
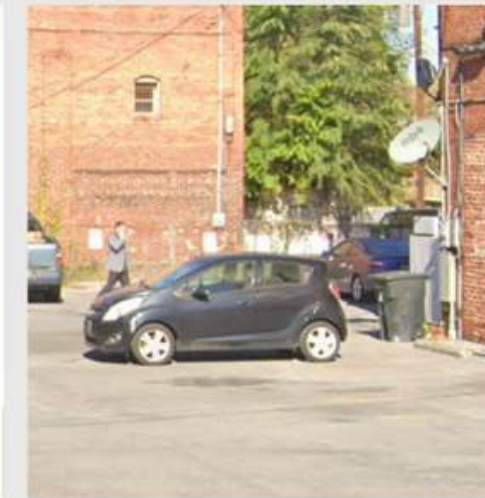
**114 West Martin Street**

- 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







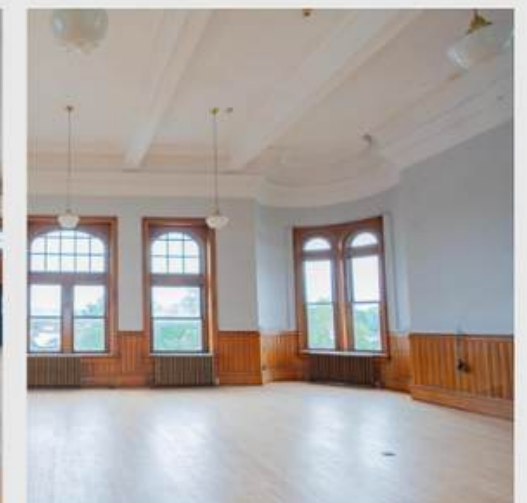
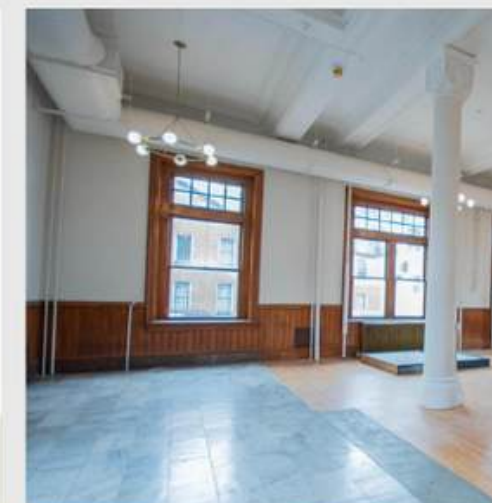
**203 North Queen Street**

- 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.



## **Proctor & 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.

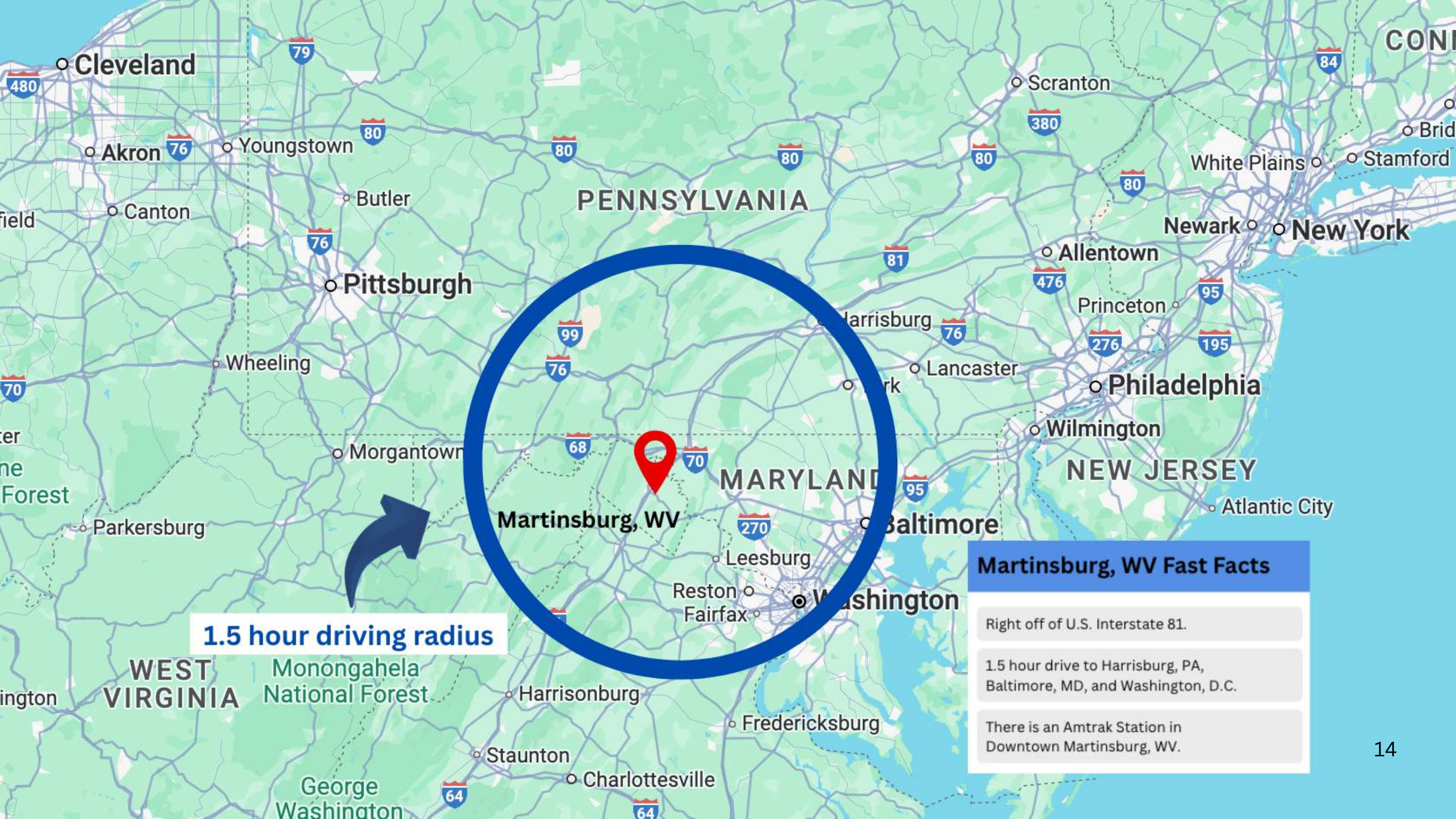


# Population of Downtown Martinsburg and Berkeley County?

- 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
INCOME					
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
EXPENSES					
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
NET OPERATING INCOME	249,833		209,956		58,439



# 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	TOTAL
Ordinary Income/Expense						
Income						
Air BnB Income	0.00	0.00	15,574.80	27,693.55	43,268.35	
Insurance Income	0.00	0.00	0.00	15,000.00	15,000.00	
Late Fee Income	2,202.07	363.00	0.00	0.00	2,565.07	
Rental Income	65,700.27	80,193.08	6,090.20	31,271.34	183,254.89	
Square Income	0.00	0.00	12,088.04	0.00	12,088.04	
Total Income	67,902.34	80,556.08	33,753.04	73,964.89	256,176.35	
Operating Expense						
Amortization Expense	384.93	0.00	38.73	0.00	423.66	
Bank Service Charges	50.00	30.00	5.99	42.00	127.99	
Business Licenses and Permits	85.00	85.00	85.00	273.00	528.00	
Cleaning	1,071.73	2,034.72	5,411.73	10,097.13	18,615.31	
Computer and Internet Expenses	0.00	0.00	0.00	478.96	478.96	
Eviction Exps	0.00	170.00	0.00	0.00	170.00	
Management Fees	7,539.00	10,036.48	344.00	3,354.20	21,273.68	
Office Supplies	875.69	981.94	755.02	1,857.63	4,470.28	
Placement Fees	0.00	600.00	0.00	0.00	600.00	
Repairs and Maintenance	3,970.32	3,060.18	805.92	4,932.10	12,768.52	
Insurance Expense	816.20	816.20	816.20	816.20	3,264.80	
Taxes	7,351.52	3,731.66	6,244.71	6,185.47	23,513.36	
Utilities	6,087.18	5,744.52	5,546.80	11,659.89	29,038.39	
Total Expense	28,231.57	27,290.70	20,054.10	39,696.58	115,272.95	
Net Operating Income	39,670.77	53,265.38	13,698.94	34,268.31	140,903.40	

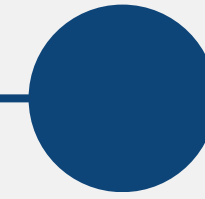
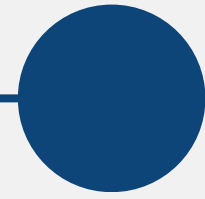


# Rent Roll

## 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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