



## POTENTIAL PRO-FORMA



Park Oliver Partnership  
28 W. Washington Street  
Hagerstown, MD 21740

### Purchase Price

**\$865,000**

### CAP RATE

**10.54%**

### EXPENSES - 2024 Actuals

	Annual
Elevator maintenance	7,682
Insurance	7,539
Janitorial Expenses	2,650
Real Estate Taxes	9,690
Repairs and Maintenance	2,815
Telephone for Elevator	438
Trash	600
Utilities - W/S & House Electric	2,091
<b>Sub-Totals:</b>	<b>\$33,505</b>

### INCOME

	<b>18,540</b>
Basement - 2nd floor tenant moving to basement 2-1-24 thru 2-1-28 @3% annual	18,540
1st flr & Mezzanine 3% annual escalation, lease thru end of 2028	45,269
<b>2nd flr Vacant to lease - Current asking rate for 3320 SF</b>	<b>9.55</b>
	<b>31,706</b>
3rd flr thru end of 2025 with 2 yr renewal option @3% rate as of 1-1-25	29,175
<b>Sub-Totals:</b>	<b>124,690</b>

### GROSS INCOME

	<b>\$91,185</b>
Maintenance - listed above	<b>0.00%</b>
	0
Vacancy - actuals	<b>0.00%</b>
	0
<b>Sub-Totals:</b>	<b>0</b>

### NET INCOME

**\$91,185**

### NOTES:

2024 Tenant build out for Basement Unit \$35,897.24