

**RENT ROLLS, Property Expenses and Actual/Proforma CAP Rate  
77-87 Glade Drive, Kittanning PA 16021**

TENANT	STATUS	SUITE	SQ FT	LEASE TERM	MONTHLY RENT	SQFT RENT PER UNIT
Armstrong Orthopedics (AOA)	Current	77	5,000	8/31/2027	\$7,192	\$17.26
Training Facility	Vacant	79	10690	4/1/2023	\$13,147	\$14.76
Lutheran Senior Life (VNA)	Current	81	1800	7/1/2025	\$2,664	\$17.76
Elizar	Current	81	504	7/1/2025	\$504	\$12.00
Armstrong Ctr for Community Learning	Vacant	83	2500	1/31/2023	\$3,381	\$16.23
Armscare, Inc	Vacant	85	7750	7/31/2023	\$12,579	\$19.48
ACMH Imaging Center (SEE NOTE #1)	Vacant	87				
			28,244		\$473,604	\$16.25
				<b>Average sqft rental income</b>		<b>\$458,893.70</b>

**NOTE #1: ACMH Imaging Ctr and Armscare Inc utilized 2 units as one combined space paid by ACMH (hospital)**

Average per sqft Rental income	\$16.25/sqft	<b>NOTE: The Ave per sqft rental income is a combination of active and proforma leases</b>
Total rental area	<u>28,244sqft</u>	
Average proforma GAI		\$458,965
LESS:		
Property Insurance	\$7,353	
Operating Expenses	\$31,912	
Taxes	\$33,033	
		<u>\$72,298</u>
NOI (combined active and proforma leases)		\$386,667
Listing price		\$3,350,000
ProForma CAP Rate		11.50%