

Gross Rent	\$101,462.16
Lease Term	6/1/2023-6/1/2028
Insurance	\$2,177.91
Property Tax	\$18,071.20
Reimbursed by Sherwin Williams	\$13,262.22
Net not exceed	\$4,808.98
SWM Fee Martinsburg	\$2,160.00
Reimbursed	\$2,160.00
NET Yearly income	\$94,475.00

Sherwin Williams pays all CAM and Utilities owner is responsible for Roof

CAP RATE 6%









1290 EDWIN MILLER BLVD



PROPERTY CARD - BERKELEY COUNTY WV 2024

GEOGRAPHIC LOCATION: DISTRICT 6 TOWN NAME MARTINSBURG MAP 26 PARCEL 5.1 FILE TYPE A

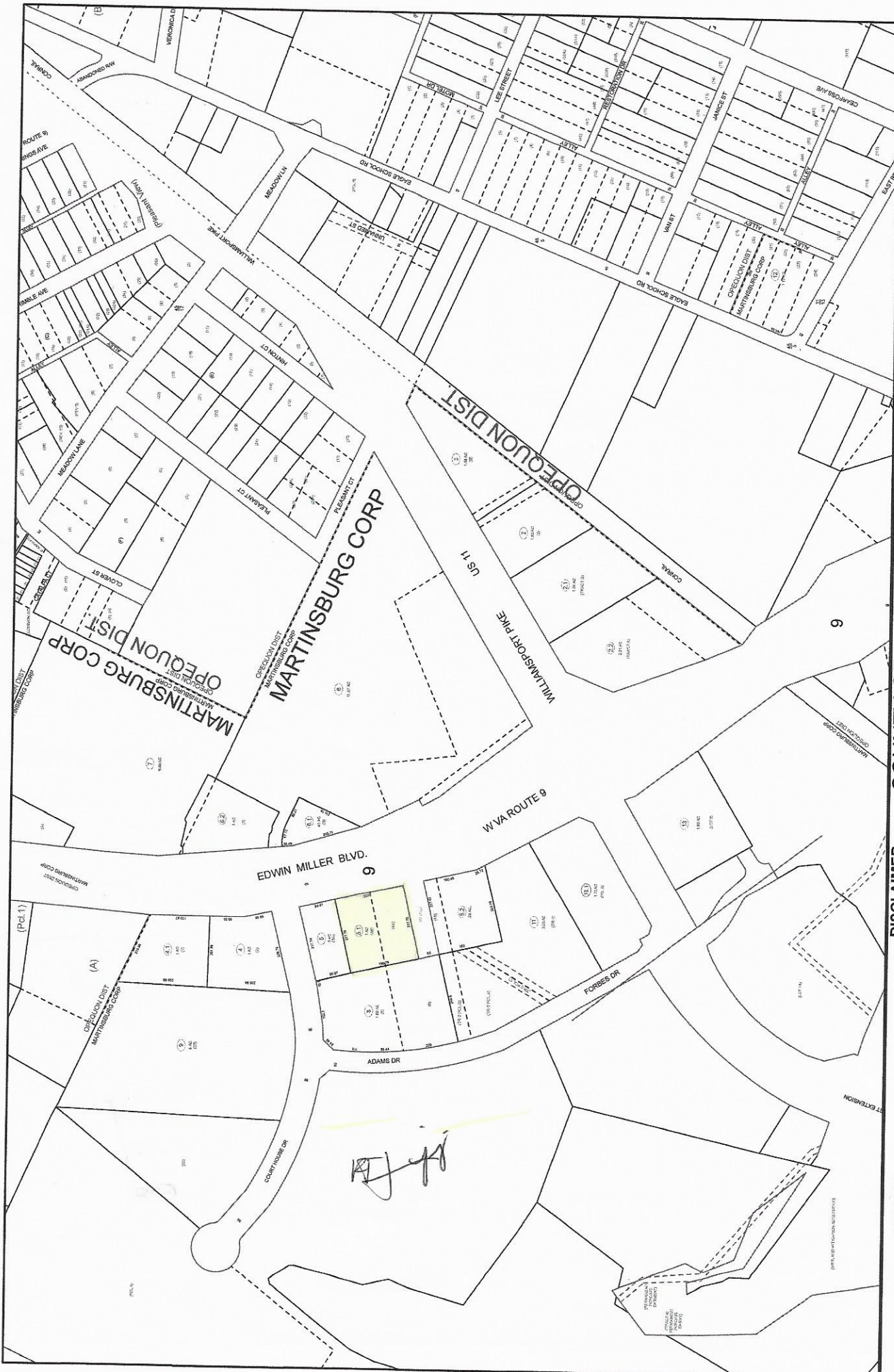
OWNER: JOHNSON ROGER S JOHNETTA L  
80 HEIRLOOM DR  
MARTINSBURG, WV 25404


PROPERTY: 1290 EDWIN MILLER BLVD STREET VALIDITY 1  
DESCRIPTION: 1 AC LOTS 3B & 4A OLD COURTHOUSE FARM SD

TOTAL VALUE	\$960,300	DEED BOOK/PAGE	499/6
LAND VALUE	\$615,000	ACCOUNT	07213461
BUILDING VALUE	\$345,300	LAND SQ.FT.	43560
ASSESSED VALUE	\$960,297	ACREAGE	1
MAP FILE	MA26----	LAND USE	373
SALE PRICE	\$100,000	NEIGHBORHOOD	982
SALE DATE	2/1/92	PROPERTY TYPE	C
RECENT		TAX CLASS	4
SALE CODE		VACANT	
		ABSENT	A

YEAR BUILT	AIR	
BUILDING AREA	FIREPLACE	
STORIES	BUILDING STYLE	
BASEMENT	CONDITION	
ROOMS	SPECIAL ID	0000
BEDROOMS	SELLER	
BATHS	SALE PRICE 1	100000
EXTERIOR WALLS	SALES DATE 1	1992-02-01
HEAT TYPE	SALES PRICE 2	
FUEL TYPE	SALE DATE 2	0000-00-00
SKETCH:		

*RJ/ji*





# M26

Current to 1/31/2023  
Print Date: 1/31/2023

**KEY MAP**

M33	M32	OP10G	M31
M25	M26	M2	M3
M1			

**COUNTY OF BERKELEY**  
STATE OF WEST VIRGINIA  
Office of Assessor

**DISCLAIMER**  
The tax map was compiled from the available record evidence and has not been field verified. This map is not a valid survey plat and the data on this map does not imply any warranty on the part of the Assessor. The State of West Virginia and county assessor's office accept no liability for any errors or omissions on this map. Use of this map does not substitute for appropriate and proper field research.

**RESTRICTION**  
All tax maps are prepared under the provisions of West Virginia Code, Chapter 20-2-1, and the reproduction, copying, or distribution of such tax maps or any copies thereof without written consent of the Assessor is prohibited by law.

**LEGEND**

(12) Lot Number	Property Line	District Line	County Line	Water
(123) Parcel Number	Right-of-Way	Original Property Line	Easement	Corporation Line
72 Block Number				
48 State Road Number				

## For Tax Purposes Only



# NOTICE OF AGENCY RELATIONSHIP

When working with a real estate agent in buying or selling real estate West Virginia Law requires that you be informed of whom the agent is representing in the transaction.

The agent may represent the seller, the buyer, or both. The party represented by the agent is known as the agent's principal and as such, the agent owes the principal the duty of utmost care, integrity, honesty and loyalty.

Regardless of whom they represent, the agent has the following duties to both the buyer and the seller in any transaction:

- \* Diligent exercise of reasonable skill and care in the performance of the agent's duties.
- \* A duty of honest and fair dealing and good faith.
- \* Must offer all property without regard to race, color, religion, sex, ancestry, physical or mental handicap, national origin or familial status.
- \* Must promptly present all written offers to the owner.
- \* Provide a true legible copy of every contract to each person signing the contract.

The agent is not obligated to reveal to either party any confidential information obtained from the other party which does not involve the affirmative duties set forth above.

Should you desire to have a real estate agent represent you as your agent, you should enter into a written contract that clearly establishes the obligations of both parties. If you have any questions about the roles and responsibilities of a real estate agent, they can provide information upon your request.

In compliance with the West Virginia Real Estate License Act, all parties are hereby notified that:

(printed name of agent) C. W. "Chip" Hensell, affiliated with

(firm name) Hensell Realty Co, is acting as agent of:

The Seller, as listing agent or subagent.  The Buyer, as the buyer's agent.

Both the Seller and Buyer, with the full knowledge and consent of both parties.

## CERTIFICATION

By signing below, the parties certify that they have read and understand the information contained in this disclosure and have been provided with signed copies prior to signing any contract.

[Signature] Seller Date 6-19-24 Buyer Date \_\_\_\_\_

Johnetta Johnson Seller Date 6-19-24 Buyer Date \_\_\_\_\_

\_\_\_\_\_  
Seller Date \_\_\_\_\_ Buyer Date \_\_\_\_\_

I hereby certify that I have provided the above named individuals with a copy of this form prior to signing any contract.

Agent's Signature [Signature]

Date 6/17/24

WV Real Estate Commission  
300 Capitol Street, Suite 400  
Charleston, WV 25301  
304.558.3555  
<http://rec.wv.gov>

This form has been promulgated by the WVREC for required use by all West Virginia real estate licensees.

