

| 880-884 West Oak St, Old Forge      |           |                           |               |                           |              |
|-------------------------------------|-----------|---------------------------|---------------|---------------------------|--------------|
| Offering Price: \$899,000           |           |                           |               |                           |              |
| Units<br>Total                      | Unit Name | Tenant Name               | Current Rents | Projected Rents           |              |
| 7                                   | 1         | N/A                       | \$995.00      | \$1,395.00                |              |
|                                     | 2         | N/A                       | \$995.00      | \$1,395.00                |              |
|                                     | 3         | N/A                       | \$1,250.00    | \$1,395.00                |              |
|                                     | 4         | N/A                       | \$1,195.00    | \$1,395.00                |              |
|                                     | 5         | N/A                       | \$995.00      | \$1,395.00                |              |
|                                     | 6         | N/A                       | \$950.00      | \$1,395.00                |              |
|                                     | 7         | N/A                       | \$995.00      | \$1,395.00                |              |
|                                     |           | Total Per Month           | \$7,375.00    | \$9,765.00                |              |
|                                     |           | Total Per Year            | \$88,500.00   | \$117,180.00              |              |
|                                     |           |                           |               |                           |              |
|                                     |           | Expenses                  | Current Rents | Projected Rents           |              |
|                                     |           | Taxes                     | \$6,500.00    | \$6,500.00                |              |
|                                     |           | Insurance                 | \$2,407.00    | \$2,407.00                |              |
|                                     |           | Electricity               | \$1,200.00    | \$1,200.00                |              |
|                                     |           | Gas/Heat                  | Tenant        | Tenant                    |              |
|                                     |           | Water/Sewer               | \$5,600.00    | \$5,600.00                |              |
|                                     |           |                           | \$15,707.00   | \$15,707.00               |              |
|                                     |           |                           |               |                           |              |
|                                     |           | Current Rents Yearly NOI: | \$72,793.00   | Current Rents Yearly NOI: | \$101,473.00 |
|                                     |           | Current Rents Cap Rate:   | 8.10%         | Current Rents Cap Rate:   | 11.29%       |
| *All information subject to change. |           |                           |               |                           |              |