

FOR SALE

9-UNIT INVESTMENT OPPORTUNITY

435 W. 10th Street | Erie, PA 16502



OFFERED AT:
\$795,000

PROPERTY HIGHLIGHTS

- 11,568± SF Mixed-Use Commercial Investment Building
- 8 Two Bedroom, 1 Bath Apartments & 1,088± SF Office
- 7,712± SF Above Grade Area: Eight 964± SF Apartments
- Apartment Layout: Living Room, Kitchen/Dining Area, 2 Bedrooms & Full Bathroom
- Apartments Include Range, Refrigerator & Dishwasher
- 1,088± SF Finished Lower Level Office: 3 Offices, Conference Room, Open Office Area & Restroom
- 2,768± SF Lower Level Basement: 6 Tenant Storage Bins, Utility Room & Laundry Room
- Landlord Pays Gas, Water, Sewer & Trash
- 6 Of 8 Tenants Pay Separately Metered Electric
- Built In 1969 On 0.3133± Acres Zoned RLB
- 16 Car Paved Parking Lot
- Public Utilities, Gas Forced Air Heat & Electric Central Air Conditioning
- \$88,320 Total Annual Rental Income – \$64,188 NOI
- Upside Potential – Average Rent \$789/Month
- \$100,200 Pro-Forma Annual Income
\$76,068 Pro-Forma Net Operating Income (NOI)
- Offered At 8.10% Cap Rate – 9.57% Pro-Forma Cap Rate

©2024 SBRE - Sherry Bauer Real Estate. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

FOR MORE INFORMATION PLEASE CONTACT

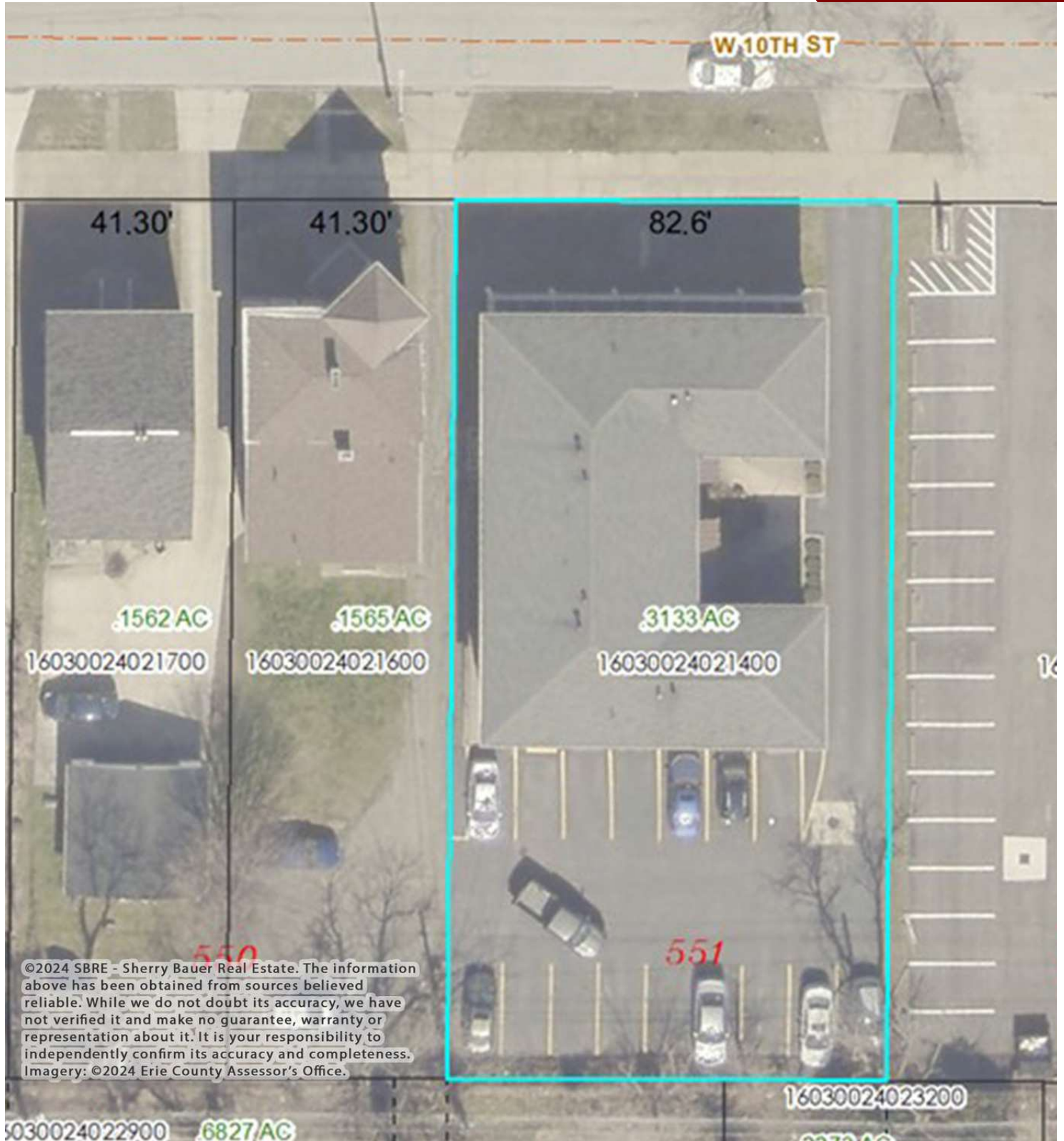
Sherry Bauer
Broker

O. 814.453.2000 x101 \ C. 814.460.2000
sbauer@sherrybauerrealestate.com

SBRE

9-UNIT INVESTMENT OPPORTUNITY

For Sale | 435 W. 10th Street | Erie, PA 16502



FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

Broker

O. 814.453.2000 x101 \ C. 814.460.2000

sbauer@sherrybauerrealestate.com

1315 Peninsula Drive, Suite 2, Erie, PA 16505

P. 814.453.2000

F. 814.453.2001

www.sherrybauerrealestate.com

9-UNIT INVESTMENT OPPORTUNITY

For Sale | 435 W. 10th Street | Erie, PA 16502

FINANCIAL SUMMARY

UNIT TYPE	QTY UNITS	SIZE	MONTHLY RENT	PRO-FORMA MONTHLY RENT
2 BED, 1 BATH APARTMENT (TENANT PAYS ELECTRIC)	6	964± SF	\$790.00 (AVERAGE)	\$875.00
2 BED, 1 BATH APARTMENT (LANDLORD PAYS ELECTRIC)	2	964± SF	\$785.00 (AVERAGE)	\$925.00
LOWER LEVEL OFFICE	1	1,088± SF	\$1,050.00	\$1,250.00
TOTAL MONTHLY RENT			\$7,360.00	\$8,350.00
TOTAL ANNUAL INCOME			\$88,320.00	\$100,200.00

2024 EXPENSES

LAWN CARE/SNOW REMOVAL	\$1,545.00
UTILITIES	\$8,036.00
INSURANCE	\$5,415.00
REAL ESTATE TAXES	\$9,136.00
TOTAL EXPENSES	\$24,132.00

SUMMARY

OFFERING PRICE	\$795,000.00
BUILDING SIZE	11,568± SF
LOT SIZE	0.3133± ACRES
PRICE PER SF	\$68.72/SF
NOI	\$7,368.00
CAP RATE	8.10%
PRO-FORMA NOI	\$12,468.00
PRO-FORMA CAP RATE	9.57%
OCCUPANCY RATE	100%

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

Broker

O. 814.453.2000 x101 \ C. 814.460.2000

sbauer@sherrybauerrealestate.com

1315 Peninsula Drive, Suite 2, Erie, PA 16505

P. 814.453.2000

F. 814.453.2001

www.sherrybauerrealestate.com

204.14 RLB RESIDENTIAL LIMITED BUSINESS DISTRICT

PERMITTED USES

One-Family Dwellings
Two-Family Dwellings
Multiple-Family Dwellings
Banks and Financial Institutions
Accessory Uses and Structures
Adult Day Care
Bed and Breakfast (305.22)
Business Offices
Car Washes
Churches-Places of Worship (305.20)
Cleaners
Computer Users Center
Community Garage
Convenience Stores (305.43)
Corporate Office (305.31)
Day Care Centers (305.23)
Eating and Drinking Establishment (305.25)
Essential Services
Fee-Simple Townhouses
Fitness Center/Gym
Florist
Funeral Homes
Greenhouses/Nurseries (305.35)
Group Care Facility
Home Child Care
Home Occupations
Hospitals
Ice Cream Shop
Libraries and Museums (305.29)
Licensed Massage Therapy (305.51) 8/09
Limited Retail Business (305.44)
Medical and Dental Clinics (305.32)
Mobile Homes Park
Off-Street Parking Lots (305.10, 305.11)
Personal Care Boarding Homes for Adults
(305.28)
Personal Services
Public/Semi-Public Uses
Professional Services

Rooming/Boarding Homes
Short Term Rental (305.57)
Urban Garden
Utility Substations (305.19)
Video Rental

SPECIAL EXCEPTIONS

Commercial/Industrial Wind Energy
Systems (305.53)
Dormitories (305.16)
Fraternity/Sorority (305.16)
Market Garden
Nursing/Convalescent Homes (305.33)
Small Wind Energy Systems (305.53)
Wireless Communication Facilities (305.45)

CONDITIONAL USES

Limited Correctional Facility (305.50)
General Correctional Facility (305.50)
Custodial Care Facility (305.50)

Note: Any combination of the permitted uses may be placed on one lot of record

Address: 435 W 10 ST

Owner: BARRETT STEPHEN UX SHARON M

Parcel: 16030024021400

Parcel Profile

Address 435 | W | 10 | ST

Street Status PAVED | SIDEWALK

School District CITY OF ERIE SCHOOL

Acreage 0.3133

Classification C

Land Use Code OFFICE BLDGS/LABS/LIBRARIES

Legal Description 435 W 10 ST 82.6X165.2

Square Feet 11568

Topo LEVEL

Utility ALL PUBLIC

Zoning Please contact your municipal zoning officer

Deed Book 0518

Deed Page 2153

2024 Tax Values

Land Value / Taxable 27,300 / 27,300.00

Building Value / Taxable 221,400 / 221,400.00

Total Value / Taxable 248,700 / 248,700.00

Clean & Green Inactive

Homestead Status Inactive

Farmstead Status Inactive

Lerta Amount 0

Lerta Expiration Year 0

Commercial Data

Card 1 MIXED RES/COMM

Business Living Area - 11568

Year Built - 1969

Improvement Name - CAREER ASSESSMENT CENTER

Value - 200910

Other Buildings & Yards

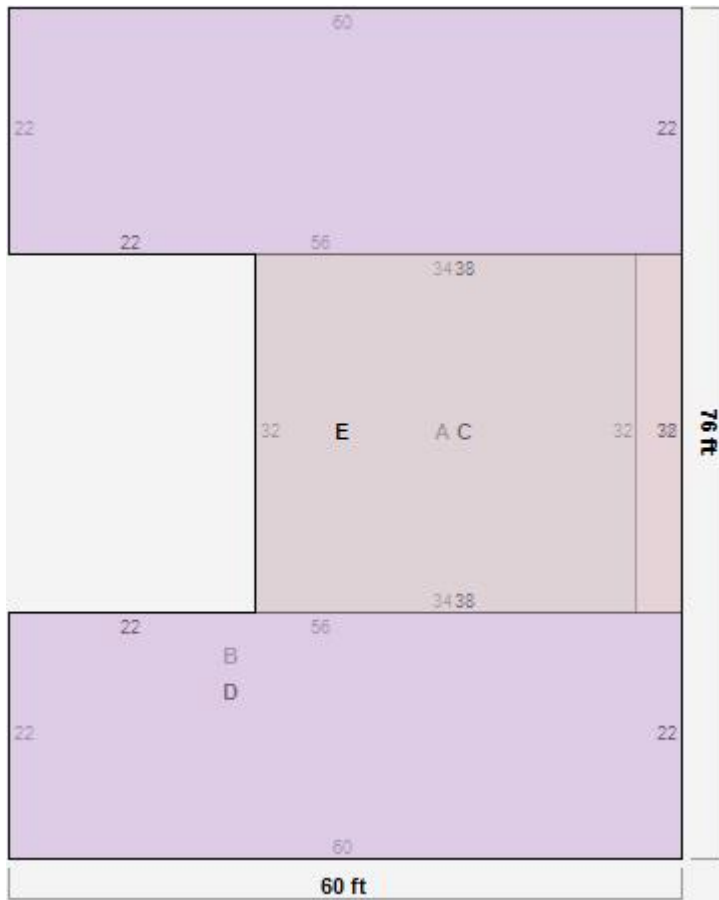
Description	Built	Width	Length	Area
PAVING ASPHALT PARKING	1969	0	0	4018

Sales History

Sale Date	From	To	Type	Price	Book / Page	Other Info
9/16/1997				0	0518 / 2153	

Parcel Sketches

Commercial Card 1



A	MAIN	1088 square feet
B	MAIN	2768 square feet
C	MAIN	1216 square feet
D	MAIN	2640 square feet
E	MAIN	3856 square feet

Parcel Images



Annual Taxes

Attention City of Erie Residents

Please be advised that due to the recent change in the billing cycle for the City of Erie school taxes, the total for Year 2012 (school tax column) will now include the total amounts for both the 2011-12 AND the 2012-13 tax years.

Year	County	City/Township	School	Library	Total
2024	1643.91	3262.94	4926.37	0	9833.22
2023	1482.25	3262.94	4716.05	0	9461.24
2022	1482.25	3262.94	4602.82	0	9348.01
2021	1482.25	3262.94	4406.72	0	9151.91
2020	1420.08	3262.94	4278.36	0	8961.38
2019	1420.08	2897.36	4278.36	0	8595.80
2018	1345.47	2894.87	4175.65	0	8415.99
2017	1345.47	2897.36	4154.88	0	8397.71
2016	1283.29	2897.36	4134.21	0	8314.86
2015	1226.09	2897.36	4134.21	0	8257.66
2014	1226.09	2698.40	4134.21	0	8058.70
2013	1226.09	2698.40	4134.21	0	8058.70
2012	1421.75	3078.50	8818.42	0	13318.67
2011	1421.75	2690.75	4183.61	0	8296.11
2010	1421.75	2690.75	4011.14	0	8123.64
2009	1280.75	2690.75	4011.14	0	7982.64
2008	1222.00	2690.75	4011.14	0	7923.89
2007	1163.25	2690.75	4011.14	0	7865.14
2006	1163.25	2399.35	4011.14	0	7573.74
2005	1099.80	2281.85	3858.39	0	7240.04
2004	1099.80	2281.85	3858.39	0	7240.04

COMMERCIAL PROPERTY INFORMATION SHEET

CPI

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR).

1 PROPERTY 435 W. 10th Street, Erie, PA 16502

3 OWNER Stephen Barrett, Sharon Barrett, Stephen Barrett

4 Owner is providing information to help Broker market the Property. This Statement is not a substitute for any inspections or warranties that a buyer may wish to obtain. This Statement is not a warranty of any kind by Owner or a warranty or representation by any listing real estate broker (Agent for Owner), any real estate broker, or their agents.

7 Property Type: [X] Office [] Retail [] Industrial [X] Multi-family [] Land [] Institutional [] Hospitality [] Other:

9 1. OWNER'S EXPERTISE Owner does not possess expertise in contracting, engineering, environmental assessment, architecture, or other areas related to the construction and conditions of the Property and its improvements, except as follows:

12 2. OCCUPANCY Do you, Owner, currently occupy the Property? [X] Yes [] No If no, when did you last occupy the Property?

14 3. DESCRIPTION (A) Land Area: (B) Dimensions: (C) Shape: (D) Building Square Footage:

19 4. PHYSICAL CONDITION (A) Age of Property: Additions:

21 (B) Roof 1. Age of roof(s): 20 yrs [] Unknown 2. Type of roof(s): Shingle 3. Has the roof been replaced or repaired during your ownership? [X] Yes [] No 4. Has the roof ever leaked during your ownership? [] Yes [X] No 5. Do you know of any problems with the roof, gutters, or downspouts? [] Yes [X] No Explain any yes answers you give in this section:

30 (C) Structural Items, Basements and Crawl Spaces 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? [] Yes [X] No 2. Does the Property have a sump pump? [X] Yes [] No 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures? [X] Yes [] No 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or other structural components? [] Yes [X] No

37 Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the date and person by whom any repairs were done, if known: Leak from Apt. 3 BR - Damage to Apt. 1 ceiling - REPAIRED

41 (D) Mechanical Systems 1. Type of heating: [X] Forced Air [] Hot Water [] Steam [] Radiant [] Other: 2. Type of heating fuel: [] Electric [] Fuel Oil [X] Natural Gas [] Propane (on-site) [] Central Plant [] Other types of heating systems or combinations: 3. Are there any chimneys? [] Yes [X] No If yes, how many? Are they working? [] Yes [] No When were they last cleaned? 4. List any buildings (or are as in any buildings) that are not heated: 5. Type of water heater: [] Electric [X] Gas [] Oil Capacity: [] Other:

52 Buyer Initials:

Owner Initials: [Signature]



53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108

6. Type of plumbing: Copper [] Galvanized [] Lead [] PVC [] Unknown
[] Other: _____
7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property? [] Yes No
If yes, explain: _____
8. Type of air conditioning: Central Electric [] Central Gas [] Wall [] None Capacity: _____
List any buildings (or areas of any buildings) that are not air conditioned: _____
9. Type of electric service: AMP [] 220 Volt [] 3-phase [] 1-phase [] KVA: _____
[] Other: _____
Transformers: _____ Type: _____
Are you aware of any problems or repairs needed in the electrical system? [] Yes No If yes, explain: _____
10. Are you aware of any problems with any item in this section that has not already been disclosed? [] Yes No
If yes, explain: _____

(E) Site Improvements

1. Are you aware of any problems with storm-water drainage? [] Yes No
2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or retaining walls on the Property? [] Yes No
3. Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the date and person by whom any repairs were done, if known: _____

(F) Other Equipment

1. Exterior Signs: Yes [] No How many? _____ Number Illuminated: 1
2. Elevators: [] Yes No How many? _____ [] Cable [] Hydraulic rail
Working order? [] Yes [] No Certified through (date) _____
Date last serviced _____
3. Skylights: [] Yes No How many? _____
4. Overhead Doors: [] Yes No How many? _____ Size: _____
5. Loading Docks: [] Yes No How many? _____ Levelers: [] Yes [] No
6. At grade doors: [] Yes No How many? _____
7. Are you aware of any problems with the equipment listed in this section? [] Yes No
If yes, explain: _____

(G) Fire Damage

1. To your knowledge, was there ever a fire on the Property? Yes [] No *(Resolved)*
2. Are you aware of any unrepaired fire damage to the Property and any structures on it? [] Yes No
If yes, explain location and extent of damage: _____

(H) Are you aware of any problems with water and sewer lines servicing the Property? [] Yes No

If yes, explain: _____

(I) Alarm/Safety Systems

1. Fire: [] Yes No In working order? [] Yes [] No
If yes, connected to: Fire Department [] Yes [] No Monitoring Service: [] Yes [] No
2. Fire extinguishers: [] Yes No
3. Smoke: Yes [] No In working order? Yes [] No
4. Sprinkler: [] Yes No Inspected/certified? [] Yes [] No
[] Wet [] Dry Flow rate: _____
5. Security: [] Yes No In working order? [] Yes [] No
If yes, connected to: Police Department [] Yes [] No Monitoring Service [] Yes [] No
6. Are there any areas of the Property that are not serviced by the systems in this section? [] Yes No
If yes, explain: _____

109 Buyer Initials: _____

Owner Initials: RAM

110 **5. ENVIRONMENTAL**

111 (A) Soil Conditions

- 112 1. Are you aware of any fill or expansive soil on the Property? Yes No
 113 If yes, were soil compaction tests done? Yes No If yes, by whom? _____
 114 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have
 115 occurred on or affect the Property? Yes No
 116 3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property?
 117 Yes No

118 Explain any yes answers you give in this section: _____
119 _____
120 _____

121 (B) Hazardous Substances

- 122 1. Are you aware of the presence of any of the following on the Property?
 123 Asbestos material: Yes No
 124 Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI): Yes No
 125 Discoloring of soil or vegetation: Yes No
 126 Oil sheen in wet areas: Yes No
 127 Contamination of well or other water supply: Yes No
 128 Proximity to current or former waste disposal sites: Yes No
 129 Proximity to current or former commercial or industrial facilities: Yes No
 130 Proximity to current, proposed, or former mines or gravel pits: Yes No
 131 Radon levels above 4 pico curies per liter: Yes No
 132 Use of lead-based paint: Yes No

133 **Note:** If Property contains a residence with one to four dwelling units, and the structure was constructed, or construction began,
 134 before 1978, you must disclose any knowledge of lead-based paint and any reports and/or records of lead-based paint on the
 135 Property.

136 Are you aware of any lead-based paint or lead-based paint hazards on the Property? Yes No
 137 If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____
 138 _____

139
 140 Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? Yes No
 141 If yes, list all available reports and records: _____
 142 _____

- 143
 144 2. To your knowledge, has the Property been tested for any hazardous substances? Yes No
 145 3. Are you aware of any storage tanks on the Property? Yes No Aboveground Underground
 146 Total number of storage tanks on the Property: _____ Aboveground _____ Underground
 147 Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? Yes No
 148 If no, identify any unregistered storage tanks: _____
 149 Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks? Yes No
 150 Have you ever been ordered to take corrective action by a federal or state agency citing a release, or danger of release, from a storage
 151 tank? Yes No
 152 Do methods and procedures exist for the operation of tanks and for the operator's/owner's maintenance of a leak
 153 detection system, an inventory control system, and a tank testing system? Yes No Explain: _____
 154 _____

155
 156 Has there been any release or any corrective action taken in response to a release from any of the storage tanks on the Property?
 157 Yes No
 158 If yes, have you reported the release to and corrective action to any governmental agency? Yes No
 159 Explain: _____
 160 _____

- 161
 162 4. Do you know of any other environmental concerns that may have an impact on the Property? Yes No
 163 Explain any yes answers you give in this section: _____
 164 _____
 165 _____

166 **Buyer Initials:** _____

Owner Initials: 

- 167 (C) Wood Infestation
168 1. Are you aware of any termites/wood-destroying insects, dry rot, or pests affecting the Property? [] Yes [X] No
169 2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot, or pests? [] Yes [X] No
170 3. Is the Property currently under contract by a licensed pest control company? [] Yes [X] No
171 4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years? [] Yes [X] No
172 Explain any yes answers you give in this section: _____
173 _____
174 _____

- 175 (D) Natural Hazards/Wetlands
176 1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area? [] Yes [X] No
177 2. Do you know of any past or present drainage or flooding problems affecting the Property? [] Yes [X] No
178 3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone? [] Yes [X] No
179 Explain any yes answers you give in this section: _____
180 _____
181 _____

182 **6. UTILITIES**

- 183 (A) Water
184 1. What is the source of your drinking water? [X] Public [] Community System [] Well on Property
185 [] Other: _____
186 2. If the Property's source of water is not public:
187 When was the water last tested? _____
188 What was the result of the test? _____
189 Is the pumping system in working order? [] Yes [] No
190 If no, explain: _____
191 _____
192 3. Is there a softener, filter, or other purification system? [] Yes [X] No
193 If yes, is the system: [] Leased [] Owned
194 4. Are you aware of any problems related to the water service? [] Yes [X] No
195 If yes, explain: _____
196 _____

- 197 (B) Sewer/Septic
198 1. What is the type of sewage system? [X] Public Sewer [] Community Sewer [] On-site (or Individual) sewage system
199 If on-site, what type? [] Cesspool [] Drainfield [] Unknown
200 [] Other (specify): _____
201 2. Is there a septic tank on the Property? [] Yes [X] No [] Unknown
202 If yes, what is the type of tank? [] Metal/steel [] Cement/concrete [] Fiberglass [] Unknown
203 [] Other (specify): _____
204 3. When was the on-site sewage disposal system last serviced? April, 2024 (Backflow)
205 4. Is there a sewage pump? [] Yes [X] No
206 If yes, is it in working order? [] Yes [] No
207 5. Are you aware of any problems related to the sewage system? [] Yes [X] No
208 If yes, explain: _____
209 _____

- 209 (C) Other Utilities
210 The Property is serviced by the following: [X] Natural Gas [X] Electricity [] Telephone
211 [] Other: _____
212 _____

212 **7. TELECOMMUNICATIONS**

- 213 (A) Is a telephone system included with the sale of the Property? [] Yes [X] No
214 If yes, type: _____
215 (B) Are ISDN lines included with the sale of the Property? [] Yes [X] No
216 (C) Is the Property equipped with satellite dishes? [] Yes [X] No
217 If yes, how many? _____
218 Location: _____
219 (D) Is the Property equipped forcable TV? [] Yes [X] No
220 If yes, number of hook-ups: _____
221 Location: _____
222 (E) Are there fiber optics available to the Property? [] Yes [X] No Is the building wired for fiber optics? [] Yes [X] No
223 Does the Property have T1 or other capability? [] Yes [X] No

224 Buyer Initials: _____

CPI Page 4 of 7

Owner Initials: PPB

225 8. GOVERNMENTAL ISSUES/ZONING/USE/CODES

226 (A) Compliance, Building Codes & OSHA

- 227 1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property?
228 [] Yes [X] No
- 229 2. Do you know of any violations of building codes or municipal ordinances concerning this Property? [] Yes [X] No
- 230 3. Do you know of any health, fire, or safety violations concerning this Property? [] Yes [X] No
- 231 4. Do you know of any OSHA violations concerning this Property? [] Yes [X] No
- 232 5. Do you know of any improvements to the Property that were done without building or other required permits? [] Yes [X] No

233 Explain any yes answers you give in this section: _____
234 _____
235 _____

236 (B) Condemnation or Street Widening

- 237 1. To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway,
238 thoroughfare, rail, or utility construction, a redevelopment project, street widening or lighting, or other similar public projects?
239 [] Yes [X] No

240 If yes, explain: _____
241 _____

242 (C) Zoning

- 243 1. The Property is currently zoned RLB by the (county,
244 ZIP) ERIE 16507
- 245 2. Current use is: [X] conforming [] non-conforming [] permitted by variance [] permitted by special exception
- 246 3. Do you know of any pending or proposed changes in zoning? [] Yes [X] No

247 If yes, explain: _____
248 _____

- 249 (D) Is there an occupancy permit for the Property? [] Yes [X] No

- 250 (E) Is there a Labor and Industry Certificate for the Property? [] Yes [X] No

251 If yes, Certificate Number is: _____

- 252 (F) Is the Property a designated historic or archeological site? [] Yes [X] No

253 If yes, explain: _____
254 _____

255 9. LEGAL/TITLE ISSUES

- 256 (A) Are you aware of any encroachments or boundary line disputes regarding the Property? [] Yes [X] No
- 257 (B) Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements,
258 licenses, liens, charges, agreements, or other matters which affect the title of the Property? [] Yes [X] No
- 259 (C) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses,
260 liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official
261 records of the county recorder where the Property is located? [] Yes [X] No
- 262 (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain
263 unpaid? [] Yes [X] No
- 264 (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? [] Yes [X] No
- 265 (F) Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property? [] Yes [X] No
- 266 (G) Are you aware of any judgment, encumbrance, lien (for example co-maker or equity loan) or other debt against the Property that
267 cannot be satisfied by the proceeds of this sale? [] Yes [X] No
- 268 (H) Are you aware of any insurance claims filed relating to the Property? [] Yes [X] No

269 Explain any yes answers you give in this section: _____
270 _____
271 _____

272 10. RESIDENTIAL UNITS

- 273 (A) Is there a residential dwelling unit located on the Property? [X] Yes [] No

274 If yes, number of residential dwelling units: 8

275 **Note:** If one to four residential dwelling units are to be sold with, or as part of, the Property, Owner must complete a Seller's
276 Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).

277 11. TENANCY ISSUES

- 278 (A) Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? [] Yes [X] No
- 279 (B) Are there any verbal agreements or understandings with tenants that are not specifically recorded in the lease (e.g., a promise not
280 to increase rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? [] Yes [X] No
- 281 (C) Are there any tenants for whom you do not currently have a security deposit? [] Yes [X] No
- 282 (D) Are there any tenants who have been 5 or more days late with their rent payment more than once this year? [] Yes [X] No

283 Buyer Initials: _____

Owner Initials: PPB

- 284 (E) Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? [] Yes [X] No
 285 (F) Are there any tenants who are in default of the lease for other than monetary reasons (e.g., failure to comply with rules, regulations, lease
 286 terms, etc.)? [] Yes [X] No
 :87 (G) Are there any tenants that you have reason to believe are likely to fall into default of their lease within the next six months?
 288 [] Yes [X] No
 289 (H) Is there any tenant that you would consider evicting or not offering an opportunity for renewal? [] Yes [X] No
 290 (I) Are you currently involved in any type of dispute with any tenant? [] Yes [X] No
 291 Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:
 292 _____
 293 _____
 294 _____

295 **12. DOMESTIC SUPPORT LIEN LEGISLATION**

296 Has any Owner, at any time, on or since January 1, 1998, been obligated to pay support under an order that is on record in a
 297 domestic relations office in any Pennsylvania county? [] Yes [X] No
 298 If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket
 299 number: _____

300 **13. LAND USE RESTRICTIONS OTHER THAN ZONING**

301 (A) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment
 302 Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? [] Yes [X] No

303 **Note:** An Owner of Property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes
 304 in the use of Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale
 305 of Property enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax
 306 assessment for the Property and/or the land of which it is a part and from which it is being separated. Removal from enrollment
 307 in the Clean and Green Program may result in the charge of roll-back taxes and interest. A roll-back tax is the difference in the
 308 amount of taxes paid under the program and the taxes that would have been paid in the absence of Clean and Green enrollment.
 309 The roll-back taxes are charged for each year that the Property was enrolled in the program, limited to the past 7 years.

310 (B) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Open Space Act (16 P.S. §11941 et seq.) (an
 311 Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water
 312 supply, or open spaces uses)? [] Yes [X] No

313 **Note:** This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open
 314 space land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant
 315 between the owner and county is binding upon any Buyer of the Property during the period of time that the covenant is in effect
 316 (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures
 317 are followed. When a breach of the covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back
 318 tax is the difference in the amount of taxes paid and the taxes that would have been paid in the absence of the covenant. The
 319 roll-back taxes are charged for each year that the Property was subject to the covenant, limited to the past 5 years.

320 (C) Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green
 321 and Open Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property?
 322 [] Yes [X] No


323 Explain any yes answers you give in this section: _____
 324 _____
 325 _____

326 **14. SERVICE PROVIDER/CONTRACTOR INFORMATION**

327 (A) Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g.,
 328 elevators, other equipment, pest control). Attach additional sheet if necessary: _____
 329 _____
 330 _____

331 (B) Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g.,
 332 security alarm system, sprinkler system, fire/smoke). Attach additional sheet if necessary: _____
 333 _____
 334 _____

335 (C) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water
 336 softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: _____
 337 _____
 338 _____
 339 _____
 340 _____
 341 _____

342 **Buyer Initials:** _____ **CPI Page 6 of 7** **Owner Initials:** 

343 The undersigned Owner represents that the information set forth in this document is accurate and complete to the best of Owner's
344 knowledge. Owner permits Broker to share information contained in this document with prospective buyers/tenants and other real
345 estate licensees. OWNER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN
346 THIS STATEMENT. Owner will notify Broker in writing of any information supplied on this form which is rendered inaccurate
347 by a change in the condition of the Property following completion of this form.

348	OWNER	<u>Stephen P Barrett</u> Stephen Barrett	DATE	<u>11/30/24</u>
349	OWNER	<u>Sharon M Barrett</u> Sharon Barrett	DATE	<u>11/30/24</u>
350	OWNER	_____ Stephen Barrett	DATE	_____
351	BUYER	_____	DATE	_____
352	BUYER	_____	DATE	_____
353	BUYER	_____	DATE	_____