

## **3 S Market St, Shamokin, PA 17872**

**Lower Level & 1 st Floor Assured Partners/ Gallagar Month to Month \$1,160**

**Market Lease should be \$1,500 per month**

**Second and Third Floor Apartment: Long Term Tenant with No Monthly Lease Payment.**

**Tenant is aware he must vacate or pay rent once the property is sold to the new owner**

**Market Lease for the Unit is on the apartment should be between \$1275 - \$1450**

**Market Net \$2,775 per month per Year \$33,300**

**Expenses per Year: HVAC \$7583**

**Taxes \$4396**

**Insurance \$885**

**Misc \$1000**

**Total: \$13,864 per Year**

**Net per Year if at Market Value: \$19,436**