



139 S Main St Nazareth PA 18064

INCOME AND EXPENSE

UNIT	AMOUNT	TERM	LEASE STATUS	NOTES
Unit 1	\$1,400.00	3/29/24-3/31/25	Active	
Unit 2	\$1,325.00	3/31/24-3/30/25	Active	
Unit 3	\$1,400.00	4/1/24-3/31/25	Active	
Unit 4	\$1,300.00	5/1/24-4/30/25	Active	
Commercial Unit 1 (Salon)	\$800.00	9/7/2023 -	Month to Month	
Commercial Unit 2	\$1,000.00		Vacant	projected rent
Total Gross Rent	\$7,225.00			
Annual Gross Rent	\$86,700.00			

AGGREGATE ANNUAL EXPENSE REPORT		
Taxes	6,722.43	From Tax Records
Insurance		Incl liability and casualty
Water	3,600.00	Est based on avg quarterly bills
Sewer	1,200.00	\$300/quarter whole building
Trash	3,000.00	\$750 quarter for entire building
Plow/Grass	400.00	Estimated
Maint @ 5%	4,335.00	Estimate off Gross
Vacancy @ 5%	4,335.00	Estimate off Gross
TOTAL	23,592.43	

*Reflects construction policy

Annual gross rent	\$86,700
Annual expenses	\$23,592
Annual Net Revenue	\$63,108.00

Financial information has been provided by the seller and/or their representatives. Information is deemed reliable but not guaranteed. Prospective purchasers and their agents are encouraged to verify all information identified here.