

# FIVE (5) ASSET PORTFOLIO INVESTMENT OPPORTUNITY

SINGLE TENANT OUTPATIENT CENTERS LEASED TO THE  
UNITED STATES DEPARTMENT OF VETERANS AFFAIRS  
FOUR (4) IN PENNSYLVANIA, ONE (1) IN OHIO



LISTING AGENT  
**DAN LARICCIA**



**PASSOV GROUP**  
COMMERCIAL BROKERAGE

**VA**



U.S. Department  
of Veterans Affairs

## INVESTMENT OVERVIEW

Passov Investment Group has been exclusively retained by Ownership to sell the United States Veterans Affairs Outpatient Center Portfolio consisting of five (5) properties totaling 68,497 square feet. All five (5) assets are single tenant facilities. The leases are fully guaranteed by the United States Federal Government, which currently retains an "Aaa" credit rating by Moody's, one of the highest credit ratings of any country in the world.

The subject properties are brand-new build-to-suit state of the art medical outpatient facilities for the United States Department of Veterans Affairs. The properties are all located within walking distance to other major retailers and amenities such as Walmart Supercenters, discount retailers, large home improvement stores, fitness centers, most major fast-food brands, and within short distance to hospitals...all of which are requirements of the VA's site selection committees. Additionally, each site was unanimously selected by the VA's site selection committee due to their ease of access to major highways and central location to the area's veterans and proximity to shopping and dining options.

The leases range from ten (10) and fifteen (15) years firm terms with no early terminations. Additionally, the VA will spend an average of \$3,142,600 per asset toward interior tenant improvements.

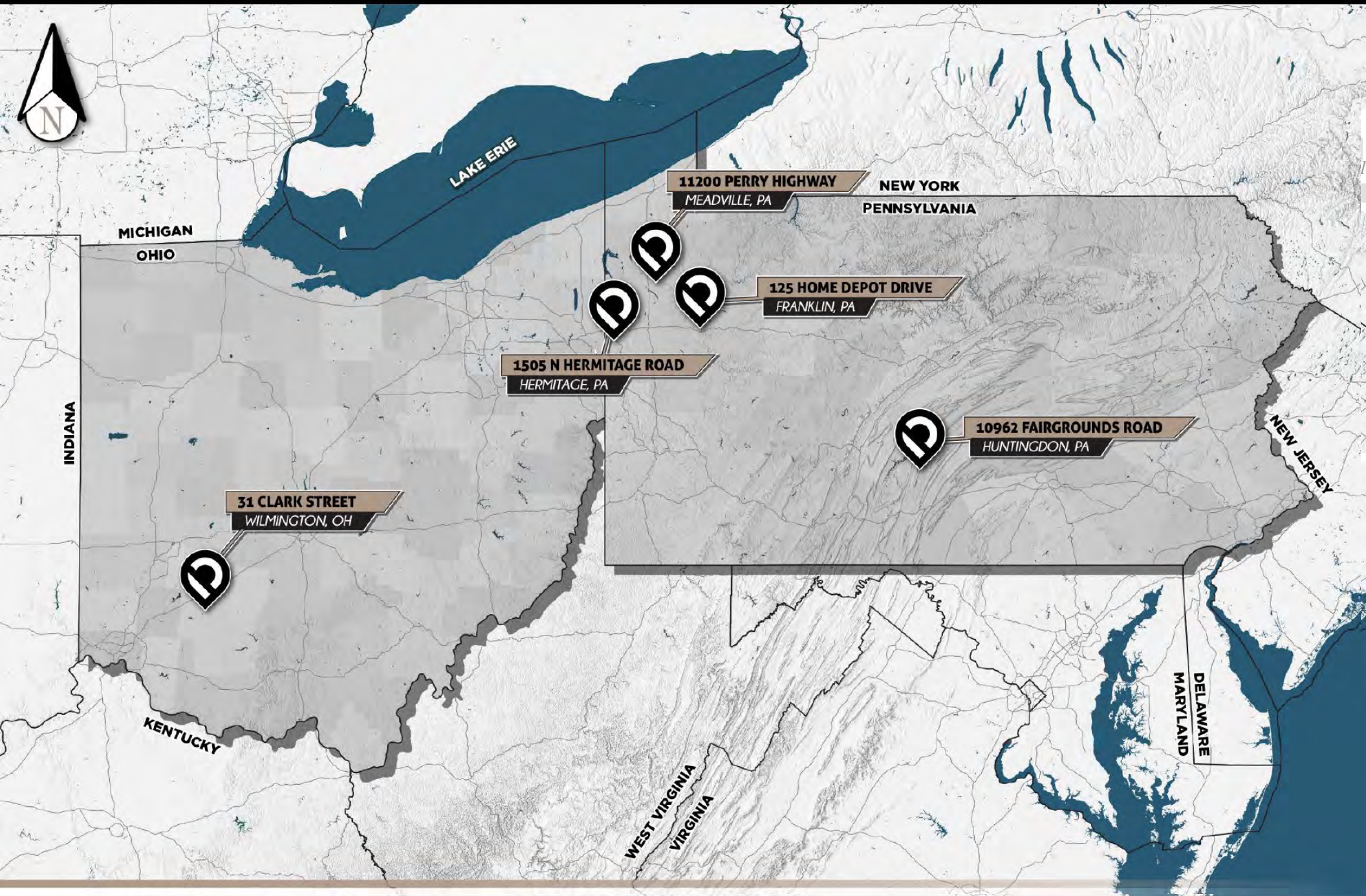


## PORTFOLIO OVERVIEW

ADDRESS	BUILT	SQ FT	PRICE	NOi	CAP RATE	RENTAL INCREASES	FIRM TERM REMAINING	COMMENTS
125 HOME DEPOT DR FRANKLIN, PA	2023	15,000	\$4,158,000	\$311,883	7.50%	SEE COMMENTS	8 YEARS 4 MONTHS	NOI REFLECTS BLENDED NOI OVER 10 YEARS; YEAR 1 NOI IS \$333,020; \$2.50/RSF INCREASE IN YR 11
11200 PERRY HWY MEADVILLE, PA	2024	14,004	\$4,864,000	\$364,782	7.50%	\$1.50/SF EVERY 5 YEARS	9 YEARS 3 MONTHS	
1505 N HERMITAGE RD HERMITAGE, PA	Q3 2025	14,901	\$5,383,000	\$403,740	7.50%	\$1.50/SF IN YEAR 6 AND 11	10 YEARS	CURRENTLY UNDER CONSTRUCTION
10962 FAIRGROUNDS RD HUNTINGDON, PA	Q4 2025	17,842	\$8,170,000	\$612,784	7.50%	\$2.25/SF IN YEAR 6 AND 11	10 YEARS	CURRENTLY UNDER CONSTRUCTION
31 CLARK ST WILMINGTON, OH	2025	6,750	\$3,988,000	\$289,170	7.25%	2.5% ANNUALLY ON OPEX	15 YEARS	4/9/25 Lease Commencement
			<b>\$26,563,000</b>	<b>\$1,982,359</b>				

# 5-ASSET PORTFOLIO

## LOCATION MAP





## MEADVILLE, PA VETERANS AFFAIRS OUTPATIENT CENTER

11200 PERRY HIGHWAY  
MEADVILLE, PA 16335

Lease Commencement: May 1, 2024

Lease Term: Ten {10} Years Firm; Ten {10} Years Soft

Building Square Feet: 14,004 SF

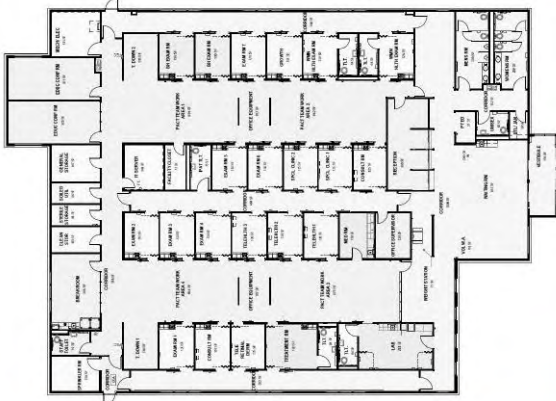
Acreage: 2.5 acres

Veterans Affairs Contribution to Interior Tenant  
Improvements: \$2,553,024

Rental Increases: \$1.50/SF every five (5) years



## FLOOR PLAN



VERNON PLACE

PERRY HIGHWAY - 3,790 VPD



		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	14,004	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
<b>INCOME:</b>	<b>PSF</b>															
BASE RENT		\$516,438	\$516,438	\$516,438	\$516,438	\$516,438	\$539,256	\$539,256	\$539,256	\$539,256	\$539,256	\$558,533	\$558,533	\$558,533	\$558,533	\$558,533
<b>OPERATING EXPENSES:</b>																
REAL ESTATE TAXES	\$3.03	\$42,432	\$42,856	\$43,285	\$43,718	\$44,155	44,597	\$45,043	\$45,493	\$45,948	\$46,407	\$46,871	\$47,340	\$47,814	\$48,292	\$48,775
INSURANCE	\$0.30	4,200	4,242	4,284	4,327	4,371	4,414	4,458	4,503	4,548	4,593	4,639	4,686	4,733	4,780	4,828
CAM																
HVAC MAINT	\$0.18	2,500	2,550	2,601	2,653	2,706	2,760	2,815	2,872	2,929	2,988	3,047	3,108	3,171	3,234	3,299
ELECTRIC + BULB REPLACEMENTS	\$3.99	55,841	56,958	58,097	59,259	60,444	61,653	62,886	64,144	65,427	66,735	68,070	69,431	70,820	72,236	73,681
GAS	\$0.20	2,770	2,825	2,882	2,940	2,998	3,058	3,119	3,182	3,245	3,310	3,377	3,444	3,513	3,583	3,655
CABLE AND TRASH	\$0.15	2,100	2,142	2,185	2,229	2,273	2,319	2,365	2,412	2,460	2,510	2,560	2,611	2,663	2,717	2,771
WATER/SEWER AND PLUMBING MAINT.	\$0.13	1,846	1,883	1,921	1,959	1,998	2,038	2,079	2,120	2,163	2,206	2,250	2,295	2,341	2,388	2,436
FIRE/LIFE SAFETY	\$0.08	1,187	1,211	1,235	1,260	1,285	1,311	1,337	1,363	1,391	1,419	1,447	1,476	1,505	1,536	1,566
JANITORIAL INCLUDING	\$2.10	29,350	29,937	30,536	31,146	31,769	32,405	33,053	33,714	34,388	35,076	35,777	36,493	37,223	37,967	38,727
PARKING LOT/LANDSCAPING (INCLUDES SNOW REMOVAL)	\$0.74	7,430	7,579	7,730	7,885	8,042	8,203	8,367	8,535	8,705	8,880	9,057	9,238	9,423	9,611	9,804
R&M	\$0.02	2,000	2,040	2,081	2,122	2,165	2,208	2,252	2,297	2,343	2,390	2,438	2,487	2,536	2,587	2,639
<b>TOTAL CAM</b>	<b>\$10.90</b>	<b>\$105,024</b>	<b>\$107,124</b>	<b>\$109,267</b>	<b>\$111,452</b>	<b>\$113,681</b>	<b>\$115,955</b>	<b>\$118,274</b>	<b>\$120,640</b>	<b>123,052</b>	<b>\$125,513</b>	<b>\$128,024</b>	<b>\$130,584</b>	<b>\$133,196</b>	<b>\$135,860</b>	<b>\$138,577</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>\$151,656</b>	<b>\$154,223</b>	<b>\$156,836</b>	<b>\$159,497</b>	<b>\$162,207</b>	<b>\$164,966</b>	<b>\$167,775</b>	<b>\$170,636</b>	<b>\$173,548</b>	<b>\$176,514</b>	<b>\$179,535</b>	<b>\$182,610</b>	<b>\$185,742</b>	<b>\$188,931</b>	<b>\$192,179</b>
<b>NET OPERATING INCOME</b>		<b>\$364,782</b>	<b>\$362,215</b>	<b>\$359,602</b>	<b>\$356,941</b>	<b>\$354,231</b>	<b>\$374,290</b>	<b>\$371,481</b>	<b>\$368,620</b>	<b>\$365,708</b>	<b>\$362,742</b>	<b>\$378,998</b>	<b>\$375,923</b>	<b>\$372,791</b>	<b>\$369,602</b>	<b>\$366,354</b>



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## **FRANKLIN, PA VETERANS AFFAIRS OUTPATIENT CENTER**

**125 HOME DEPOT DR  
FRANKLIN, PA 16323**

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**Lease Commencement:** April 1, 2023

**Lease Term:** Ten (10) Years Firm; Ten (10) Years Soft

**Building Square Feet:** 15,000 SF

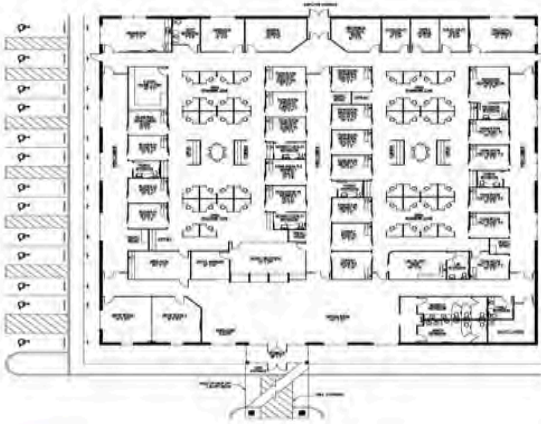
**Acreage:** 2.8 acres

**Veterans Affairs Contribution to Interior Tenant  
Improvements:** \$2,433,047

**Annual Rental Increases:**

- Years 1-5: \$495,685.02
  - Years 6-10: \$483,120.55
  - Years 11-20: \$513,141.85 (soft term)
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Floor Plan



HOME DEPOT DRIVE



LAKES TO THE SEA HIGHWAY





	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	
<b>INCOME:</b>	<b>PSF</b>															
BASE RENT	\$503,468	\$503,468	\$503,468	\$503,468	\$503,468	\$490,904	\$490,904	\$490,904	\$490,904	\$490,904	\$513,142	\$513,142	\$513,142	\$513,142	\$513,142	
<b>OPERATING EXPENSES:</b>																
REAL ESTATE TAXES	\$4.27	\$63,989	\$64,629	\$65,275	\$65,928	\$66,587	\$67,253	\$67,926	\$68,605	\$69,291	\$69,984	\$70,684	\$71,391	\$72,104	\$72,825	\$73,554
INSURANCE	\$0.29	4,371	4,415	4,459	4,503	4,548	4,594	4,640	4,686	4,733	4,780	4,828	4,877	4,925	4,975	5,024
CAM																
HVAC MAINT	\$0.14	2,137	2,180	2,223	2,268	2,313	2,359	2,407	2,455	2,504	2,554	2,605	2,657	2,710	2,764	2,820
ELECTRIC + BULB REPLACEMENTS	\$4.04	60,539	61,750	62,985	64,244	65,529	66,840	68,177	69,540	70,931	72,350	73,797	75,273	76,778	78,314	79,880
GAS	\$0.07	1,110	1,132	1,155	1,178	1,201	1,226	1,250	1,275	1,301	1,327	1,353	1,380	1,408	1,436	1,465
CABLE AND TRASH	\$0.25	3,800	3,876	3,954	4,033	4,113	4,196	4,279	4,365	4,452	4,541	4,632	4,725	4,819	4,916	5,014
HOA-HOME DEPOT	\$0.13	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
WATER/SEWER	\$0.14	2,105	2,147	2,190	2,234	2,279	2,324	2,371	2,418	2,466	2,516	2,566	2,617	2,670	2,723	2,778
FIRE/LIFE SAFETY AND BF TESTING	\$0.08	1,187	1,211	1,235	1,260	1,285	1,311	1,337	1,363	1,391	1,419	1,447	1,476	1,505	1,536	1,566
JANITORIAL INCLUDING SUPPLIES	\$1.92	28,800	29,376	29,964	30,563	31,174	31,798	32,433	33,082	33,744	34,419	35,107	35,809	36,525	37,256	38,001
PARKING LOT/LANDSCAPING (INCLUDES SNOW REMOVAL)	\$0.15	2,300	2,346	2,393	2,441	2,490	2,539	2,590	2,642	2,695	2,749	2,804	2,860	2,917	2,975	3,035
ALARM MONITORING	\$0.02	312	318	325	331	338	344	351	358	366	373	380	388	396	404	412
<b>TOTAL CAM</b>	<b>\$11.51</b>	<b>\$104,290</b>	<b>\$106,336</b>	<b>\$108,423</b>	<b>\$110,551</b>	<b>\$112,722</b>	<b>\$114,936</b>	<b>\$117,195</b>	<b>\$119,499</b>	<b>\$121,849</b>	<b>\$124,246</b>	<b>\$126,691</b>	<b>\$129,185</b>	<b>\$131,728</b>	<b>\$134,323</b>	<b>\$136,969</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>\$172,650</b>	<b>\$175,379</b>	<b>\$178,157</b>	<b>\$180,982</b>	<b>\$183,858</b>	<b>\$186,783</b>	<b>\$189,761</b>	<b>\$192,790</b>	<b>\$195,873</b>	<b>\$199,010</b>	<b>\$202,203</b>	<b>\$205,452</b>	<b>\$208,758</b>	<b>\$212,123</b>	<b>\$215,548</b>
<b>NET OPERATING INCOME</b>		<b>\$333,020</b>	<b>\$328,089</b>	<b>\$325,311</b>	<b>\$322,486</b>	<b>\$319,610</b>	<b>\$304,121</b>	<b>\$301,143</b>	<b>\$298,114</b>	<b>\$295,031</b>	<b>\$291,894</b>	<b>\$310,939</b>	<b>\$307,690</b>	<b>\$304,384</b>	<b>\$301,019</b>	<b>\$297,594</b>



**WILMINGTON, OH VETERANS AFFAIRS  
OUTPATIENT CENTER**

**31 CLARK STREET  
WILMINGTON, OH 45177**

Anticipated Lease Commencement Date: April 1, 2025

Lease Term: Fifteen (15) Years Firm; Five (5) Years Soft

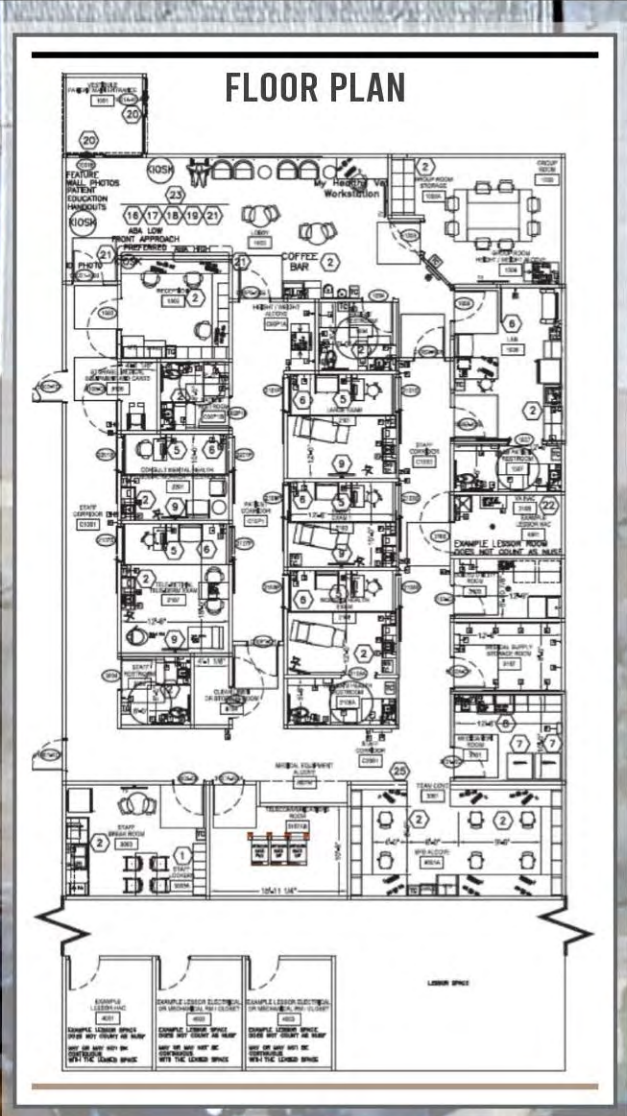
Building Square Feet: 6,750 SF

Former Advanced Auto Parts Store Completely Refurbished for the VA

Veterans Affairs Contribution to Interior Tenant Improvements: \$1,422,200

Rental Increases: 2.5% annual increases on operating expenses







		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	6,750	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
<b>INCOME:</b>	<b>PSF</b>															
BASE RENT		\$363,015	\$365,867	\$368,790	\$371,786	\$374,857	\$378,005	\$381,232	\$384,539	\$387,929	\$391,404	\$394,966	\$398,616	\$402,358	\$406,194	\$410,125
<b>OPERATING EXPENSES:</b>																
REAL ESTATE TAXES	\$3.03	\$20,453	\$20,657	\$20,864	\$21,072	\$21,283	\$21,496	\$21,711	\$21,928	\$22,147	\$22,369	\$22,592	\$22,818	\$23,046	\$23,277	\$23,510
INSURANCE	\$0.43	2,903	2,932	2,961	2,990	3,020	3,051	3,081	3,112	3,143	3,174	3,206	3,238	3,271	3,303	3,336
CAM																
HVAC MAINT	\$0.44	2,970	3,029	3,090	3,152	3,215	3,279	3,345	3,412	3,480	3,549	3,620	3,693	3,767	3,842	3,919
ELECTRIC + BULB REPLACEMENTS	\$3.72	25,110	25,612	26,124	26,647	27,180	27,723	28,278	28,843	29,420	30,009	30,609	31,221	31,846	32,482	33,132
GAS	\$0.18	1,215	1,239	1,264	1,289	1,315	1,341	1,368	1,396	1,424	1,452	1,481	1,511	1,541	1,572	1,603
CABLE AND TRASH	\$0.24	1,620	1,652	1,685	1,719	1,754	1,789	1,824	1,861	1,898	1,936	1,975	2,014	2,055	2,096	2,138
WATER/SEWER	\$0.14	945	964	983	1,003	1,023	1,043	1,064	1,086	1,107	1,129	1,152	1,175	1,198	1,222	1,247
FIRE/LIFE SAFETY AND BF TESTING	\$0.08	540	551	562	573	585	596	608	620	633	645	658	671	685	699	713
JANITORIAL INCLUDING SUPPLIES	\$1.92	12,960	13,219	13,484	13,753	14,028	14,309	14,595	14,887	15,185	15,488	15,798	16,114	16,436	16,765	17,100
PARKING LOT/LANDSCAPING (INCLUDES SNOW REMOVAL)	\$0.74	4,995	5,095	5,197	5,301	5,407	5,515	5,625	5,738	5,852	5,969	6,089	6,211	6,335	6,462	6,591
<b>ALARM MONITORING</b>	<b>\$0.02</b>	<b>135</b>	<b>138</b>	<b>140</b>	<b>143</b>	<b>146</b>	<b>149</b>	<b>152</b>	<b>155</b>	<b>158</b>	<b>161</b>	<b>165</b>	<b>168</b>	<b>171</b>	<b>175</b>	<b>178</b>
<b>TOTAL CAM</b>	<b>\$10.94</b>	<b>\$50,490</b>	<b>\$51,500</b>	<b>\$52,530</b>	<b>\$53,580</b>	<b>\$54,652</b>	<b>\$55,745</b>	<b>\$56,860</b>	<b>\$57,997</b>	<b>\$59,157</b>	<b>\$60,340</b>	<b>\$61,547</b>	<b>\$62,778</b>	<b>\$64,034</b>	<b>\$65,314</b>	<b>\$66,620</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>\$73,845</b>	<b>\$75,088</b>	<b>\$76,354</b>	<b>\$77,643</b>	<b>\$78,955</b>	<b>\$80,291</b>	<b>\$81,652</b>	<b>\$83,037</b>	<b>\$84,447</b>	<b>\$85,883</b>	<b>\$87,345</b>	<b>\$88,834</b>	<b>\$90,351</b>	<b>\$91,894</b>	<b>\$93,466</b>
<b>NET OPERATING INCOME</b>		<b>\$289,170</b>	<b>\$290,779</b>	<b>\$292,436</b>	<b>\$294,143</b>	<b>\$295,902</b>	<b>\$297,714</b>	<b>\$299,580</b>	<b>\$301,502</b>	<b>\$303,482</b>	<b>\$305,521</b>	<b>\$307,621</b>	<b>\$309,782</b>	<b>\$312,007</b>	<b>\$314,300</b>	<b>\$316,659</b>



## HERMITAGE, PA VETERANS AFFAIRS OUTPATIENT CENTER

1505 N HERMITAGE ROAD  
HERMITAGE, PA 16148

Anticipated Lease Commencement Date: August 1, 2025

Lease Term: Ten (10) years firm, five (5) years soft

Building Square Feet: 14,907 SF

Acreage: 2.768 Acres

Veterans Affairs Contribution to Interior Tenant Improvements: \$2,946,700

Rental Increases: \$1.50/SF rental increase in Years 6 and 11



		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	14,948	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
<b>INCOME:</b>	<b>PSF</b>															
BASE RENT		\$554,798	\$554,798	\$554,798	\$554,798	\$554,798	\$577,220	\$577,220	\$577,220	\$577,220	\$577,220	\$645,129	\$645,129	\$645,129	\$645,129	\$645,129
<b>OPERATING EXPENSES:</b>																
REAL ESTATE TAXES	\$3.03	\$45,000	\$45,450	\$45,905	\$46,364	\$46,827	\$47,295	\$47,768	\$48,246	\$48,729	\$49,216	\$49,708	\$50,205	\$50,707	\$51,214	\$51,726
INSURANCE	\$0.28	4,200	2,989	3,019	3,049	3,080	3,110	3,141	3,173	3,205	3,237	3,269	3,302	3,335	3,368	3,402
CAM																
HVAC MAINT	\$0.14	2,100	2,142	2,185	2,229	2,273	2,319	2,365	2,412	2,460	2,510	2,560	2,611	2,663	2,717	2,771
ELECTRIC + BULB RE-PLACEMENT	\$3.72	55,607	56,719	57,853	59,010	60,190	61,394	62,622	63,874	65,152	66,455	67,784	69,140	70,523	71,933	73,372
GAS	\$0.09	1,350	1,377	1,405	1,433	1,461	1,491	1,520	1,551	1,582	1,613	1,646	1,679	1,712	1,746	1,781
CABLE/TRASH	\$0.24	3,800	3,876	3,954	4,033	4,113	4,196	4,279	4,365	4,452	4,541	4,632	4,725	4,819	4,916	5,014
WATER/SEWER	\$0.14	2,105	2,147	2,190	2,234	2,279	2,324	2,371	2,418	2,466	2,516	2,566	2,617	2,670	2,723	2,778
FIRE/LIFE SAFETY + BF TESTING	\$0.08	1,196	1,220	1,244	1,269	1,294	1,320	1,347	1,374	1,401	1,429	1,458	1,487	1,517	1,547	1,578
JANITORIAL INCLUDING SUPPLIES	\$1.92	28,700	29,274	29,860	30,457	31,066	31,687	32,321	32,967	33,627	34,299	34,985	35,685	36,399	37,127	37,869
PARKING LOT/LANDSCAPING	\$0.25	3,500	3,570	3,641	3,714	3,789	3,864	3,942	4,020	4,101	4,183	4,266	4,352	4,439	4,528	4,618
R&M	\$0.23	3,500	3,570	3,641	3,714	3,789	3,864	3,942	4,020	4,101	4,183	4,266	4,352	4,439	4,528	4,618
<b>TOTAL CAM</b>	<b>\$10.13</b>	<b>\$101,858</b>	<b>\$96,755</b>	<b>\$105,973</b>	<b>\$108,092</b>	<b>\$110,254</b>	<b>\$112,459</b>	<b>\$114,708</b>	<b>\$117,002</b>	<b>\$119,342</b>	<b>\$121,729</b>	<b>\$124,164</b>	<b>\$126,647</b>	<b>\$129,180</b>	<b>\$131,764</b>	<b>\$134,399</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>\$151,058</b>	<b>\$145,194</b>	<b>\$154,896</b>	<b>\$157,505</b>	<b>\$160,161</b>	<b>\$162,865</b>	<b>\$165,618</b>	<b>\$168,421</b>	<b>\$171,276</b>	<b>\$174,182</b>	<b>\$177,141</b>	<b>\$180,154</b>	<b>\$183,222</b>	<b>\$186,346</b>	<b>\$189,527</b>
<b>NET OPERATING INCOME</b>		<b>\$403,740</b>	<b>\$409,604</b>	<b>\$399,902</b>	<b>\$397,293</b>	<b>\$394,637</b>	<b>\$391,933</b>	<b>\$411,602</b>	<b>\$408,799</b>	<b>\$405,944</b>	<b>\$403,038</b>	<b>\$467,988</b>	<b>\$464,975</b>	<b>\$461,907</b>	<b>\$458,783</b>	<b>\$455,602</b>



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## **HUNTINGDON, PA VETERANS AFFAIRS OUTPATIENT CENTER**

**10962 FAIRGROUNDS ROAD  
HUNTINGDON, PA 16652**

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**Anticipated Lease Commencement Date:**  
December 1, 2025

**Lease Term:** Ten (10) Years Firm; Five (5) Years  
Soft

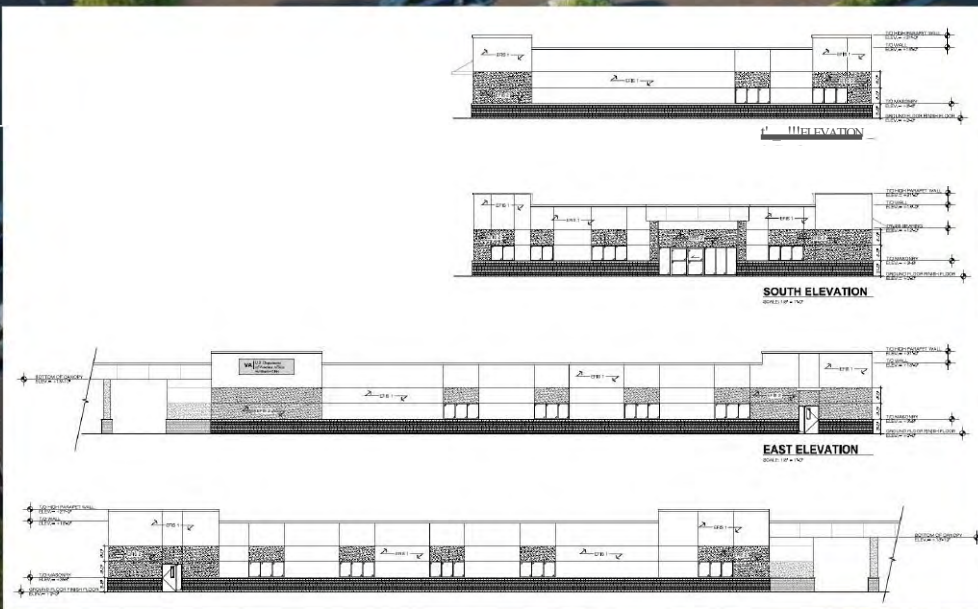
**Building Square Feet:** 17,842 RSF

**Acreage:** 8 Acres

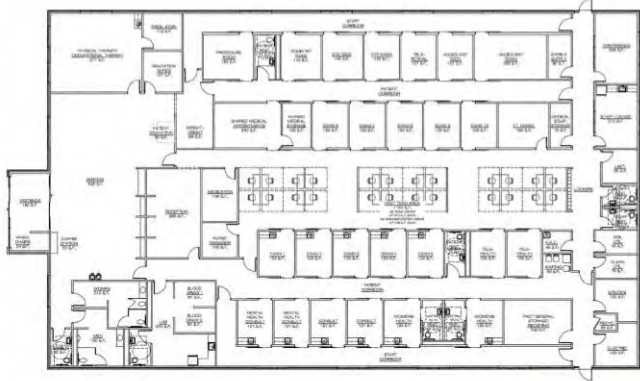
**Veterans Affairs Contribution to Interior Tenant  
Improvements:** \$3,427,000

**Rental Increases:** \$2.25/SF rental increase in Years 6  
and 11

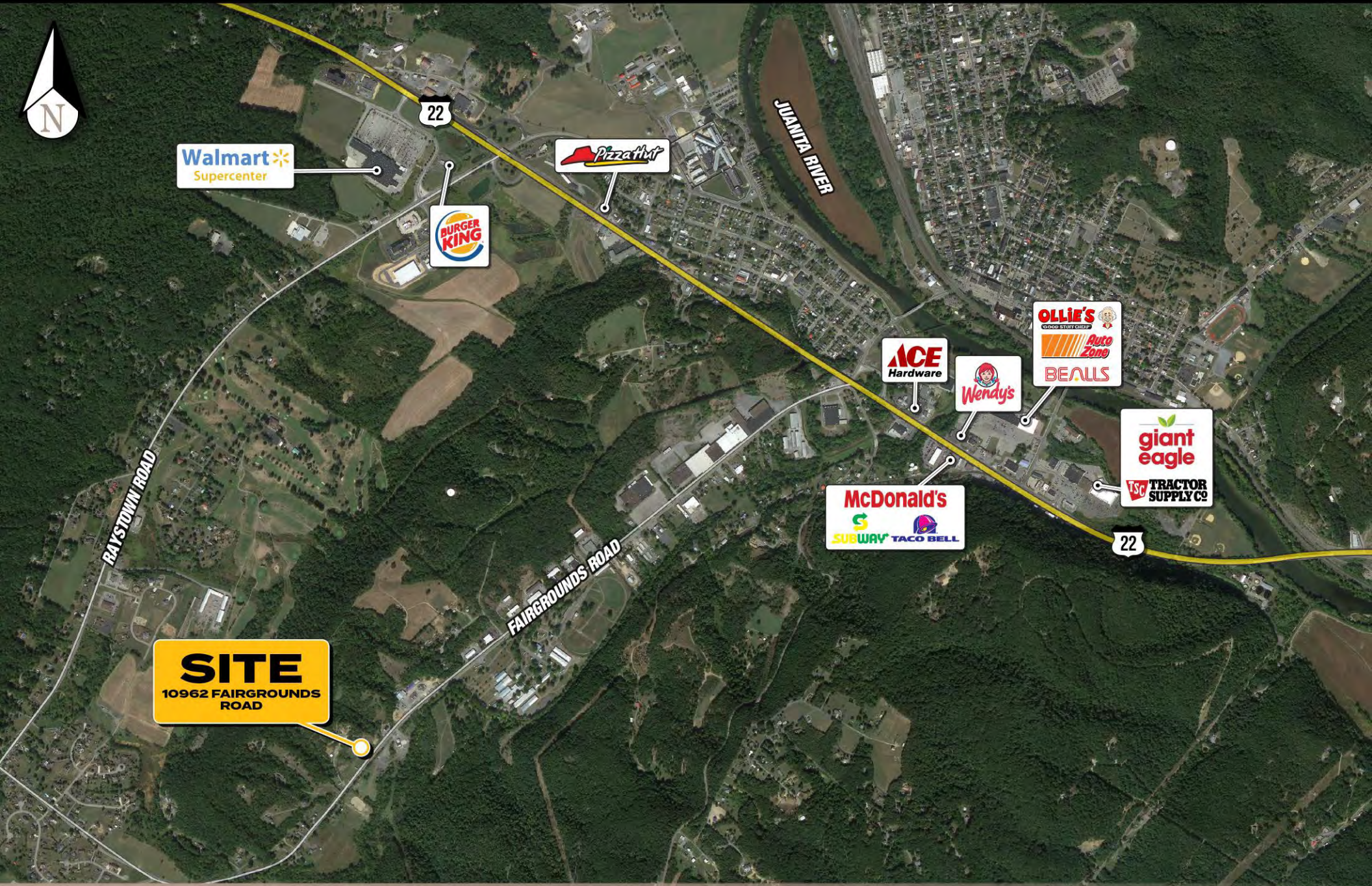
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FLOOR PLAN



FAIRGROUNDS ROAD



**Walmart**  
Supercenter



JUANITA RIVER



**SITE**  
10962 FAIRGROUNDS  
ROAD

		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	17,842	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
<b>INCOME:</b>	<b>PSF</b>															
BASE RENT	45.75	\$816,272	\$816,272	\$816,272	\$816,272	\$816,272	\$856,762	\$856,762	\$856,762	\$856,762	\$856,762	\$896,996	\$896,996	\$896,996	\$896,996	\$896,996
<b>OPERATING EXPENSES:</b>																
REAL ESTATE TAXES	\$3.03	\$54,061	\$54,602	\$55,148	\$55,699	\$56,256	\$56,819	\$57,387	\$57,961	\$58,541	\$59,126	\$59,717	\$60,314	\$60,918	\$61,527	\$62,142
INSURANCE	\$0.28	5,000	5,050	5,101	5,152	5,203	5,255	5,308	5,361	5,414	5,468	5,523	5,578	5,634	5,690	5,747
CAM																
HVAC MAINT	\$0.17	3,000	3,060	3,121	3,184	3,247	3,312	3,378	3,446	3,515	3,585	3,657	3,730	3,805	3,881	3,958
ELECTRIC + BULB REPLACEMENTS	\$3.00	53,526	54,597	55,688	56,802	57,938	59,097	60,279	61,485	62,714	63,969	65,248	66,553	67,884	69,242	70,626
GAS	\$0.11	2,000	2,040	2,081	2,122	2,165	2,208	2,252	2,297	2,343	2,390	2,438	2,487	2,536	2,587	2,639
CABLE AND TRASH	\$0.21	3,800	3,876	3,954	4,033	4,113	4,196	4,279	4,365	4,452	4,541	4,632	4,725	4,819	4,916	5,014
WATER/SEWER AND PLUMBING MAINT.	\$0.17	3,100	3,162	3,225	3,290	3,356	3,423	3,491	3,561	3,632	3,705	3,779	3,854	3,932	4,010	4,090
FIRE/LIFE SAFETY	\$0.12	2,200	2,244	2,289	2,335	2,381	2,429	2,478	2,527	2,578	2,629	2,682	2,735	2,790	2,846	2,903
JANITORIAL INCLUDING SUPPLIES	\$3.87	69,000	70,380	71,788	73,223	74,688	76,182	77,705	79,259	80,844	82,461	84,111	85,793	87,509	89,259	91,044
PARKING LOT/LANDSCAPING (INCLUDES SNOW REMOVAL)	\$0.74	3,800	3,876	3,954	4,033	4,113	4,196	4,279	4,365	4,452	4,541	4,632	4,725	4,819	4,916	5,014
R&M	\$0.02	4,000	4,080	4,162	4,245	4,330	4,416	4,505	4,595	4,687	4,780	4,876	4,973	5,073	5,174	5,278
<b>TOTAL CAM</b>	<b>\$11.71</b>	<b>\$144,426</b>	<b>\$147,315</b>	<b>\$150,261</b>	<b>\$153,266</b>	<b>\$156,331</b>	<b>\$159,458</b>	<b>\$162,647</b>	<b>\$165,900</b>	<b>\$169,218</b>	<b>\$172,602</b>	<b>\$176,054</b>	<b>\$179,576</b>	<b>\$183,167</b>	<b>\$186,830</b>	<b>\$190,567</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>\$203,487</b>	<b>\$206,966</b>	<b>\$210,509</b>	<b>\$214,117</b>	<b>\$217,791</b>	<b>\$221,532</b>	<b>\$225,342</b>	<b>\$229,222</b>	<b>\$233,173</b>	<b>\$237,197</b>	<b>\$241,295</b>	<b>\$245,468</b>	<b>\$249,719</b>	<b>\$254,048</b>	<b>\$258,456</b>
<b>NET OPERATING INCOME</b>		<b>\$612,784</b>	<b>\$609,305</b>	<b>\$605,762</b>	<b>\$602,155</b>	<b>\$598,481</b>	<b>\$635,230</b>	<b>\$631,420</b>	<b>\$627,540</b>	<b>\$623,589</b>	<b>\$619,565</b>	<b>\$655,701</b>	<b>\$651,528</b>	<b>\$647,277</b>	<b>\$642,948</b>	<b>\$638,540</b>

VA | Venango County Clinic

FOR MORE INFORMATION  
PLEASE CONTACT

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**PASSOV GROUP**

COMMERCIAL BROKERAGE