

## Annual Property Operating Data

Property Address: 408 W Main Street, New Holland PA 17557

Prepared by: Brett Peters, Commercial Specialist

<b>Gross Operating Income: \$48,000</b>	<b>Year:1</b>	<b>Pro Forma: \$59,400</b>
Unit 1: \$800	↑	\$1,200
Unit 2: \$525		\$600
Unit 3: \$525		\$600
Unit 4: \$600 (Attic)		\$650
Unit 5: \$600		\$600
Unit 6: \$850		\$1,000
Unit 7: \$50 (Garage)		\$150
Unit 8: \$50 (Garage)		\$150
Unit 9: N/A		N/A
Unit 10: N/A		N/A
<b>Operating Expenses: \$8,574</b>	<b>Year:1</b>	<b>Pro Forma: ←</b>
Water/Sewer/Trash: \$1,800	↑	N/A
Real estate tax/School tax: \$3,297		N/A
Maintenance/repair: \$1,200		N/A
Insurance: \$2,050		N/A
Permits: \$200		N/A
Other: N/A		N/A
Other: N/A		N/A
<b>Net Operating Income: \$39,426</b>		<b>Year:1</b>
<b>Acquisition Cap Rate: 8.2%</b>	<b>Year:1</b>	<b>Pro Forma: 10.6%</b>
<p><i>Notes: Property is fully occupied, consequently no vacancy rate is applied. Four out of the five residential units are boarding rooms with long-term tenants. Financial information applied was retrieved from the owners. No physical leases are present, except for the first-floor retail tenant, who is on a new 3-year term. Current rents are substantially below market rate, and have significant upside potential.</i></p>		

The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative.