

24 UNIT PORTFOLIO

Hagerstown

Investor's Dream



INVESTMENT OVERVIEW

Portfolio Overview	
Location	Hagerstown
Sale Price	\$1,800,000
Number of Units	24
Number of Properties	11
Total Building SF	25373
Total Land Size	648193
Cap Rate	11.80 %

100% Occupied

- Tremendous Investment Opportunity with potential for immediate equity. 24-unit portfolio comprised of 10 properties all in Hagerstown, MD consisting of a mix of duplexes, single family, and multi-family properties. All but two units are fully leased with an approximate cap rate of 11.8%. Aggressively offered at an average price per unit of \$75,000.



Property Name	Type	List Price	Address
126 E First St	Multi-Family	\$106,050	126 E First St, Hagerstown, MD 21740
1030 Kuhn Ave	Multi-Family	\$304,122	1030 Kuhn Ave, Hagerstown, MD 21740
316,318 S Potomac St	Multi-Family	\$367,092	316,318 S Potomac St, Hagerstown, MD 21740
270 Frederick St	Multi-Family	\$88,962	270 Frederick St, Hagerstown, MD 21740
268 Frederick St	Multi-Family	\$85,493	268 Frederick St, Hagerstown, MD 21740
625,627 George St	Multi-Family	\$143,134	625,627 George St, Hagerstown, MD 21740
605 George St	Multi-Family	\$123,392	605 George St, Hagerstown, MD 21740
501 W Memorial St	Multi-Family	\$147,963	501 W Memorial St, Hagerstown, MD 21740
956 Lanvale St	Multi-Family	\$192,526	956 Lanvale St, Hagerstown, MD 21740
12509-12517 Stone Bridge Drive	Multi-Family	\$386,765	12509-12517 Stone Bridge Drive, Hagerstown, MD 21740
12504 Stone Bridge Drive	Multi-Family	\$487,713	12504 Stone Bridge Drive, Hagerstown, MD 21740

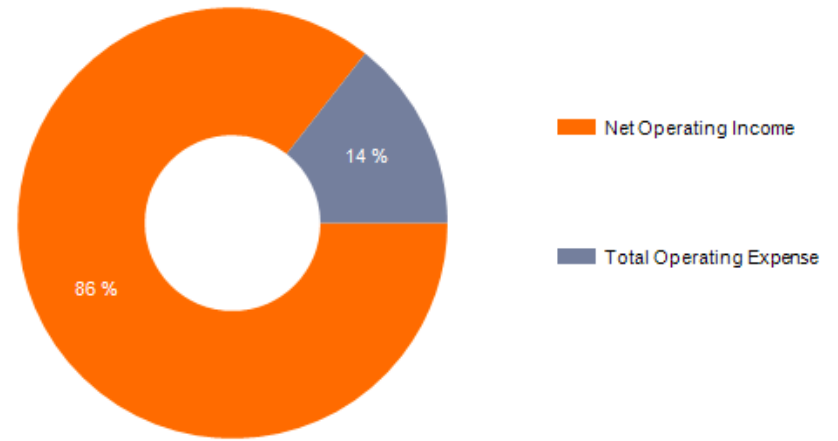


126 E First St

ADDRESS	126 E First St Hagerstown MD 21740
BUILDING SF	1,330 SF
LAND SF	2,525
LAND ACRES	
NUMBER OF STORIES	2
YEAR BUILT	1908
PROPERTY CLASS	R
NUMBER OF UNITS	1
BUILDING	End Unit
ZONING TYPE	RMOD

INCOME	CURRENT
Effective Gross Income	\$10,200
Less: Expenses	\$1,470
Net Operating Income	\$8,730

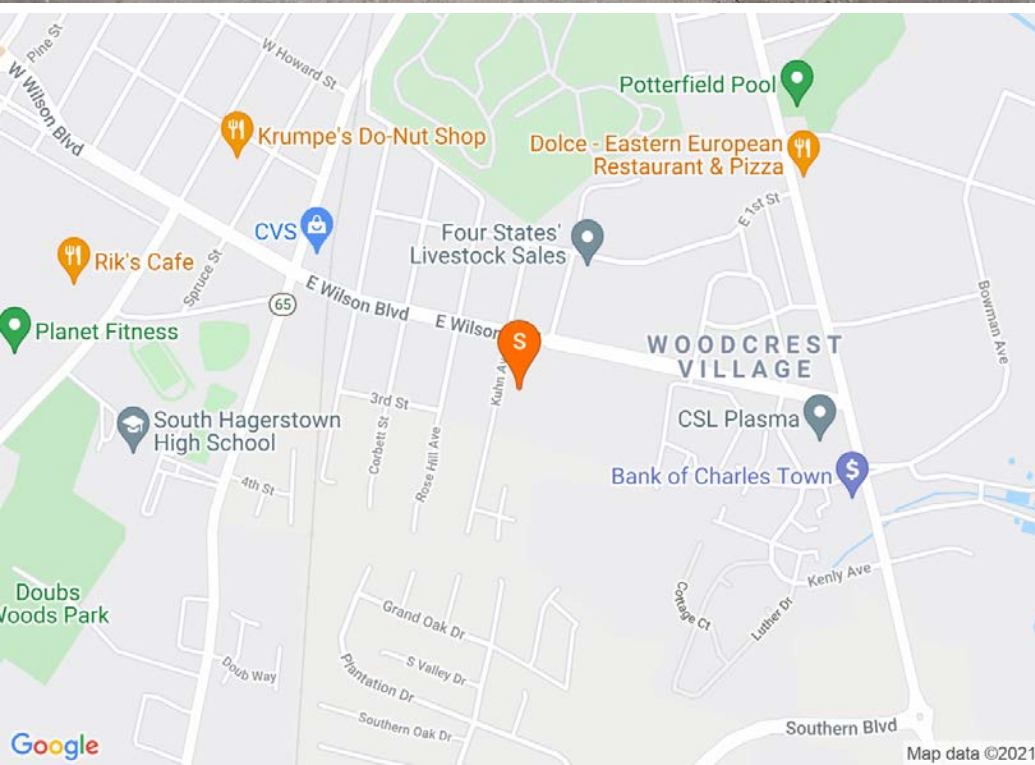
REVENUE ALLOCATION
CURRENT



EXPENSES	Per Unit	CURRENT
Real Estate Taxes	\$735	\$1,470
Total Operating Expense	\$735	\$1,470
Expense / SF		\$1.10
% of EGI		14.41 %

DISTRIBUTION OF EXPENSES
CURRENT



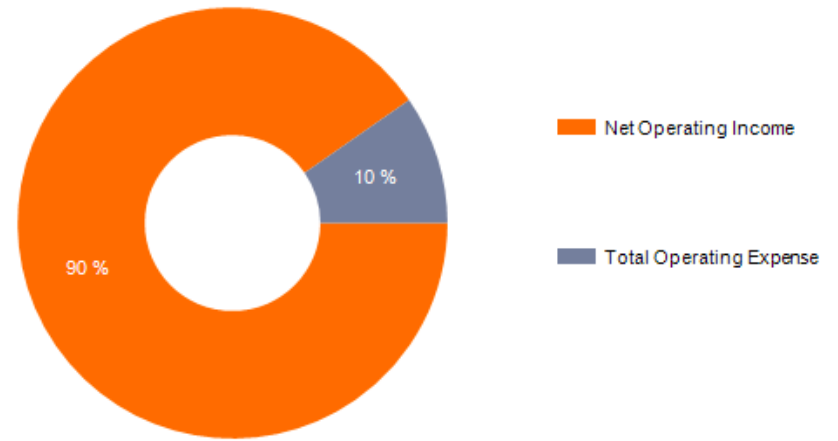


1030 Kuhn Ave

ADDRESS	1030 Kuhn Ave Hagerstown MD 21740
BUILDING SF	4,218 SF
LAND SF	1,500
LAND ACRES	
NUMBER OF STORIES	2
YEAR BUILT	1930
PROPERTY CLASS	R
NUMBER OF UNITS	5
BUILDING	Standard
ZONING TYPE	IMU

INCOME	CURRENT
Effective Gross Income	\$39,600
Less: Expenses	\$3,827
Net Operating Income	\$35,773

REVENUE ALLOCATION
CURRENT



EXPENSES	Per Unit	CURRENT
Real Estate Taxes	\$1,914	\$3,827
Total Operating Expense	\$1,914	\$3,827
Expense / SF		\$0.90
% of EGI		9.66 %

DISTRIBUTION OF EXPENSES
CURRENT



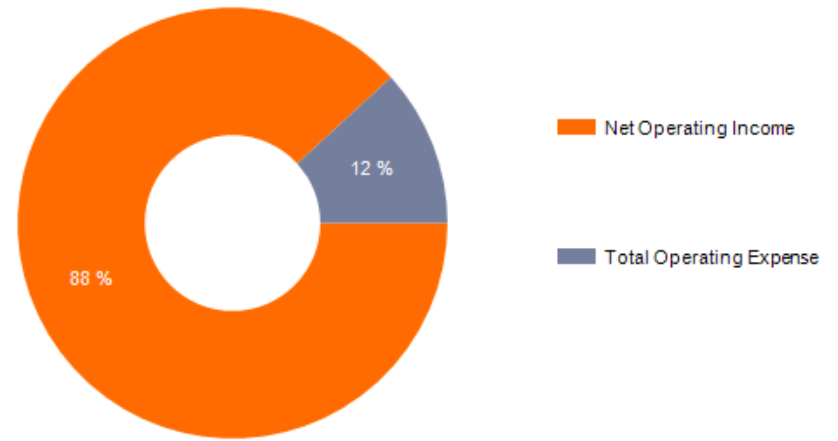


316,318 S Potomac St

ADDRESS	316,318 S Potomac St Hagerstown MD 21740
BUILDING SF	3,564 SF
LAND SF	5,500
LAND ACRES	
NUMBER OF STORIES	3
YEAR BUILT	1895
PROPERTY CLASS	M
NUMBER OF UNITS	3
BUILDING	Multiple Residence
ZONING TYPE	RO

INCOME	CURRENT
Effective Gross Income	\$31,200
Less: Expenses	\$3,686
Net Operating Income	\$27,514

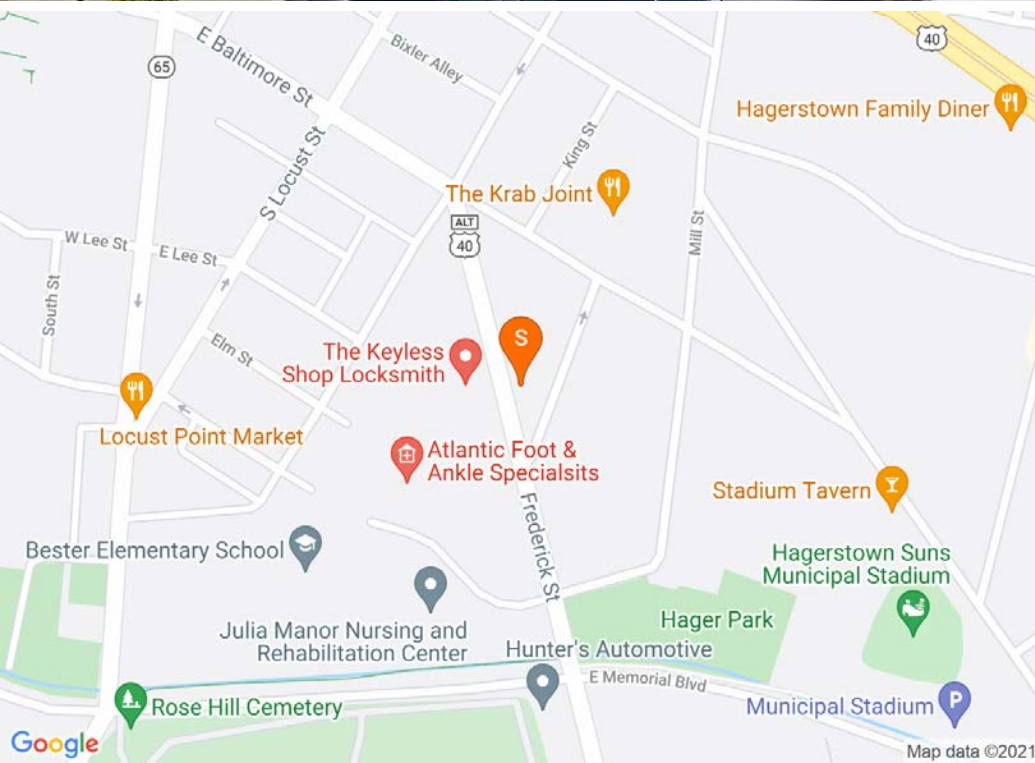
REVENUE ALLOCATION
CURRENT



EXPENSES	Per Unit	CURRENT
Real Estate Taxes	\$1,229	\$3,686
Total Operating Expense	\$1,229	\$3,686
Expense / SF		\$1.03
% of EGI		11.81 %

DISTRIBUTION OF EXPENSES
CURRENT



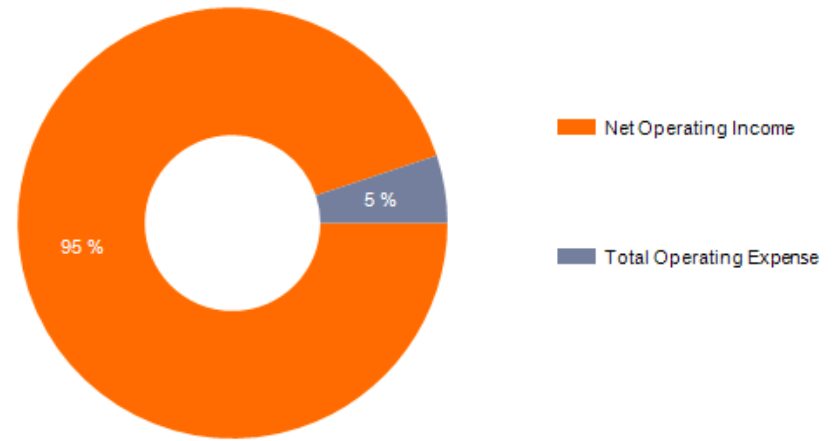


270 Frederick St

ADDRESS	270 Frederick St Hagerstown MD 21740
BUILDING SF	1,212 SF
LAND SF	2,800
LAND ACRES	
NUMBER OF UNITS	1
YEAR BUILT	1880
PROPERTY CLASS	R
NUMBER OF UNIT	1
BUILDING	End Unit
ZONING TYPE	RO

INCOME	CURRENT
Effective Gross Income	\$11,400
Less: Expenses	\$578
Net Operating Income	\$10,822

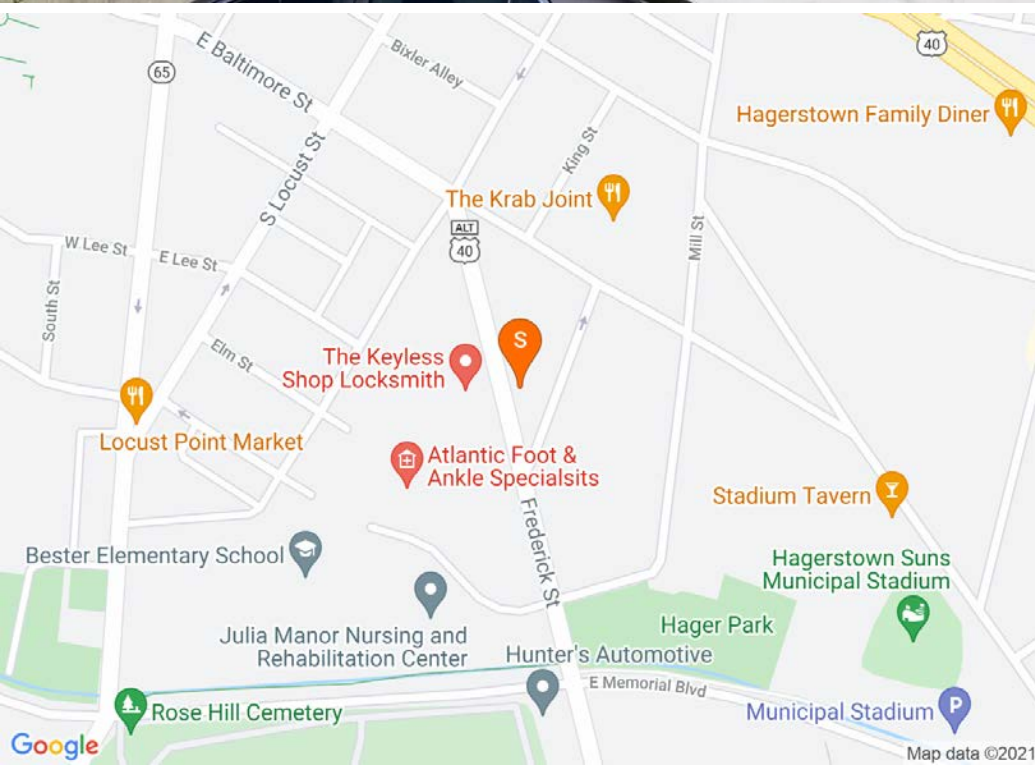
REVENUE ALLOCATION
CURRENT



EXPENSES	Per Unit	CURRENT
Real Estate Taxes	\$578	\$578
Total Operating Expense	\$578	\$578
Expense / SF		\$0.47
% of EGI		5.07 %

DISTRIBUTION OF EXPENSES
CURRENT



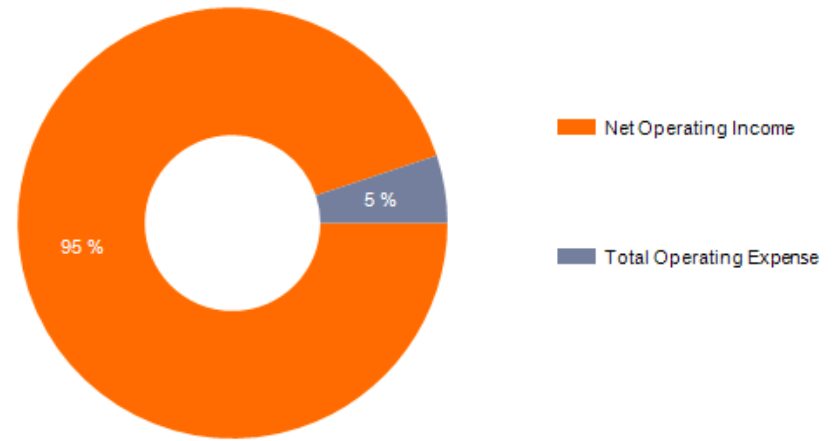


268 Frederick St

ADDRESS	268 Frederick St Hagerstown MD 21740
BUILDING SF	1,212 SF
LAND SF	2,800
LAND ACRES	
NUMBER OF STORIES	2
YEAR BUILT	1880
PROPERTY CLASS	R
NUMBER OF UNITS	1
BUILDING	End Unit
ZONING TYPE	RO

INCOME	CURRENT
Effective Gross Income	\$11,400
Less: Expenses	\$578
Net Operating Income	\$10,822

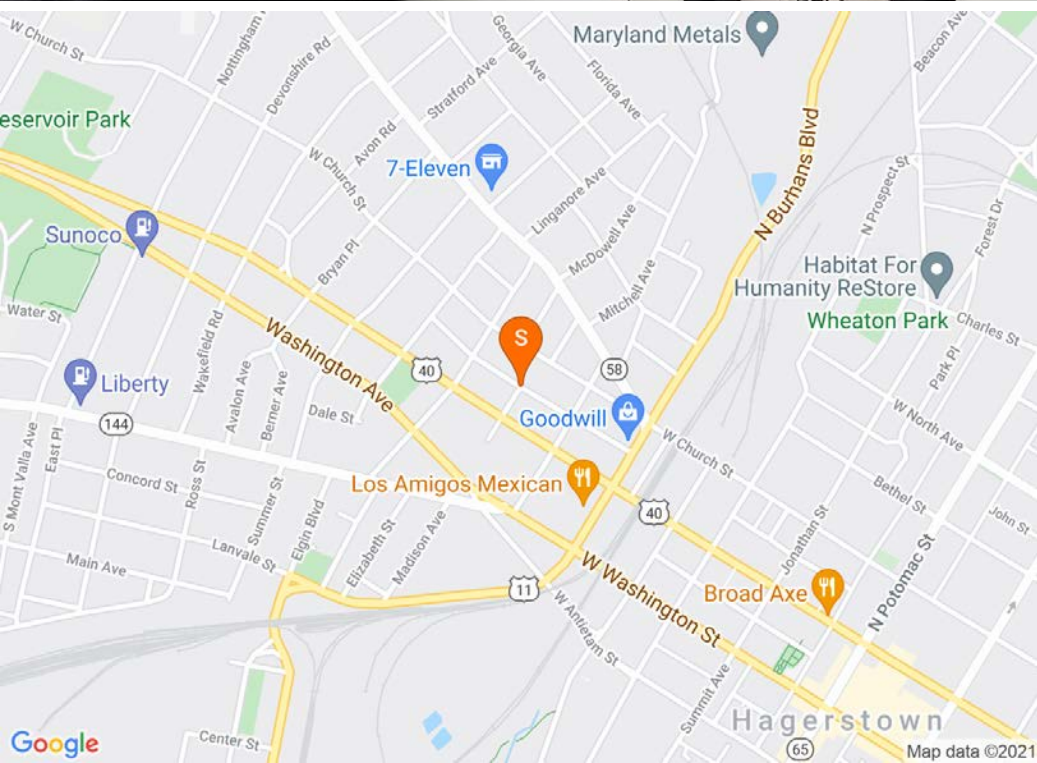
REVENUE ALLOCATION
CURRENT



EXPENSES	Per Unit	CURRENT
Real Estate Taxes	\$289	\$578
Total Operating Expense	\$289	\$578
Expense / SF		\$0.47
% of EGI		5.07 %

DISTRIBUTION OF EXPENSES
CURRENT



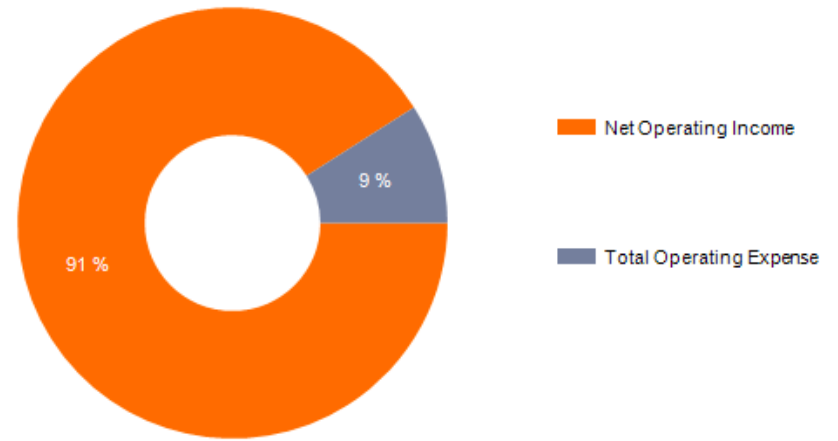


625,627 George St

ADDRESS	625,627 George St Hagerstown MD 21740
BUILDING SF	1,856 SF
LAND SF	3,120
LAND ACRES	
NUMBER OF STORIES	2
YEAR BUILT	1918
PROPERTY CLASS	R
NUMBER OF UNITS	2
BUILDING	End Unit
ZONING TYPE	RMED

INCOME	CURRENT
Effective Gross Income	\$16,800
Less: Expenses	\$1,515
Net Operating Income	\$15,285

REVENUE ALLOCATION
CURRENT



EXPENSES	Per Unit	CURRENT
Real Estate Taxes	\$758	\$1,515
Total Operating Expense	\$758	\$1,515
Expense / SF		\$0.81
% of EGI		9.02 %

DISTRIBUTION OF EXPENSES
CURRENT



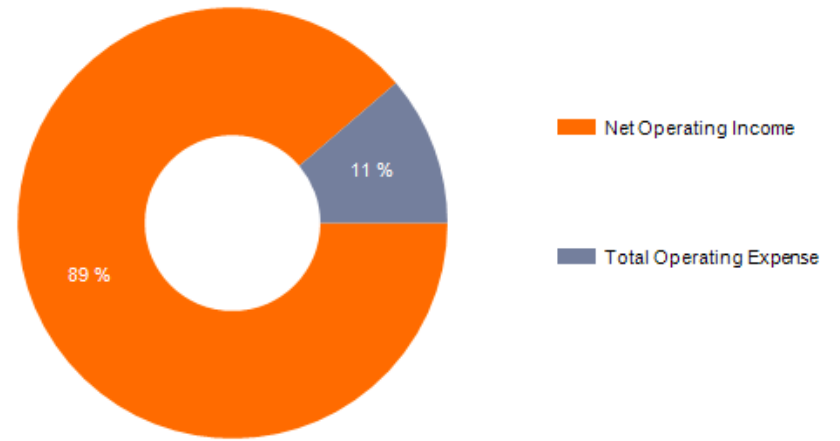


605 George St

ADDRESS	605 George St Hagerstown MD 21740
BUILDING SF	1,600 SF
LAND SF	3,120
LAND ACRES	
NUMBER OF STORIES	2
YEAR BUILT	1918
PROPERTY CLASS	R
NUMBER OF UNITS	1
BUILDING	Standard
ZONING TYPE	RMED

INCOME	CURRENT
Effective Gross Income	\$12,000
Less: Expenses	\$1,350
Net Operating Income	\$10,650

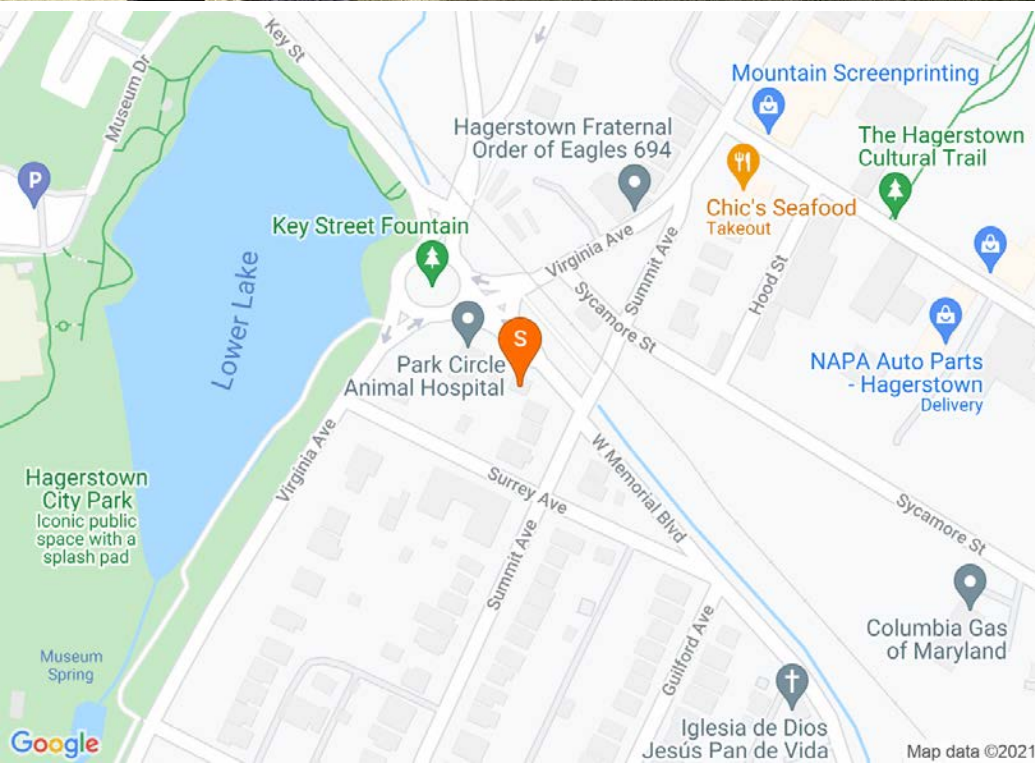
REVENUE ALLOCATION
CURRENT



EXPENSES	Per Unit	CURRENT
Real Estate Taxes	\$675	\$1,350
Total Operating Expense	\$675	\$1,350
Expense / SF		\$0.84
% of EGI		11.25 %

DISTRIBUTION OF EXPENSES
CURRENT



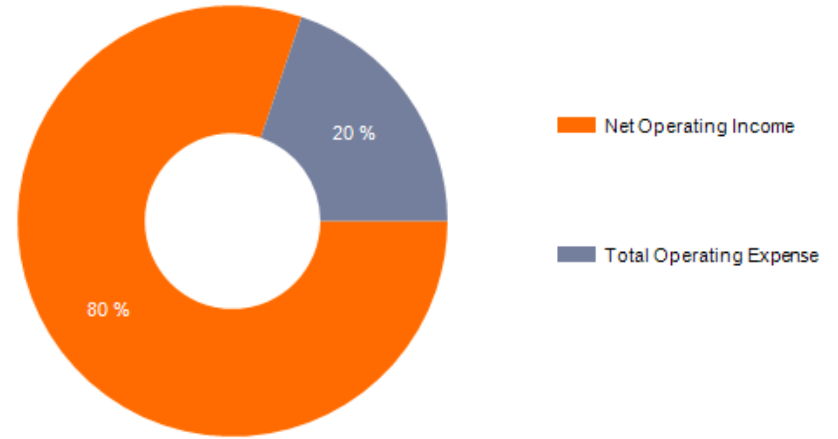


501 W Memorial St

ADDRESS	501 W Memorial St Hagerstown MD 21740
BUILDING SF	1,536 SF
LAND SF	12,197
LAND ACRES	
NUMBER OF STORIES	2
YEAR BUILT	1900
PROPERTY CLASS	R
NUMBER OF UNITS	1
BUILDING	Standand
ZONING TYPE	RMOD

INCOME	CURRENT
Effective Gross Income	\$12,000
Less: Expenses	\$2,376
Net Operating Income	\$9,624

REVENUE ALLOCATION
CURRENT



EXPENSES	Per Unit	CURRENT
Real Estate Taxes	\$1,188	\$2,376
Total Operating Expense	\$1,188	\$2,376
Expense / SF		\$1.54
% of EGI		19.80 %

DISTRIBUTION OF EXPENSES
CURRENT



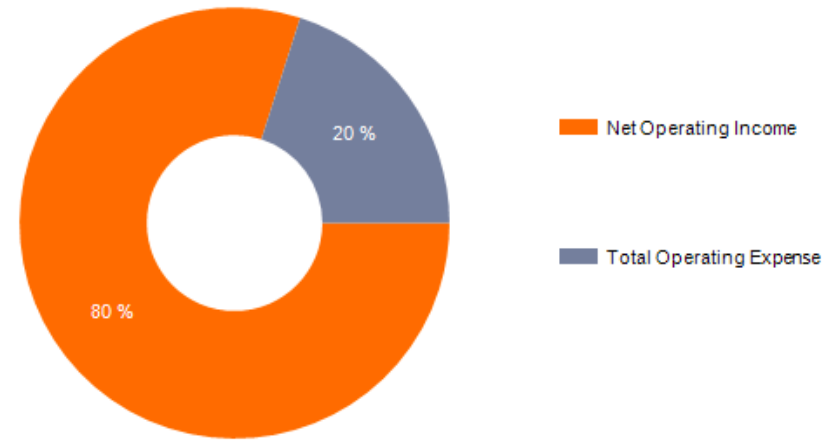


956 Lanvale St

ADDRESS	956 Lanvale St Hagerstown MD 21740
BUILDING SF	2,090 SF
LAND SF	226,512
LAND ACRES	5
NUMBER OF STORIES	2
YEAR BUILT	1928
PROPERTY CLASS	R
NUMBER OF UNITS	1
BUILDING	Standand
ZONING TYPE	RMED

INCOME	CURRENT
Effective Gross Income	\$12,000
Less: Expenses	\$2,407
Net Operating Income	\$9,593

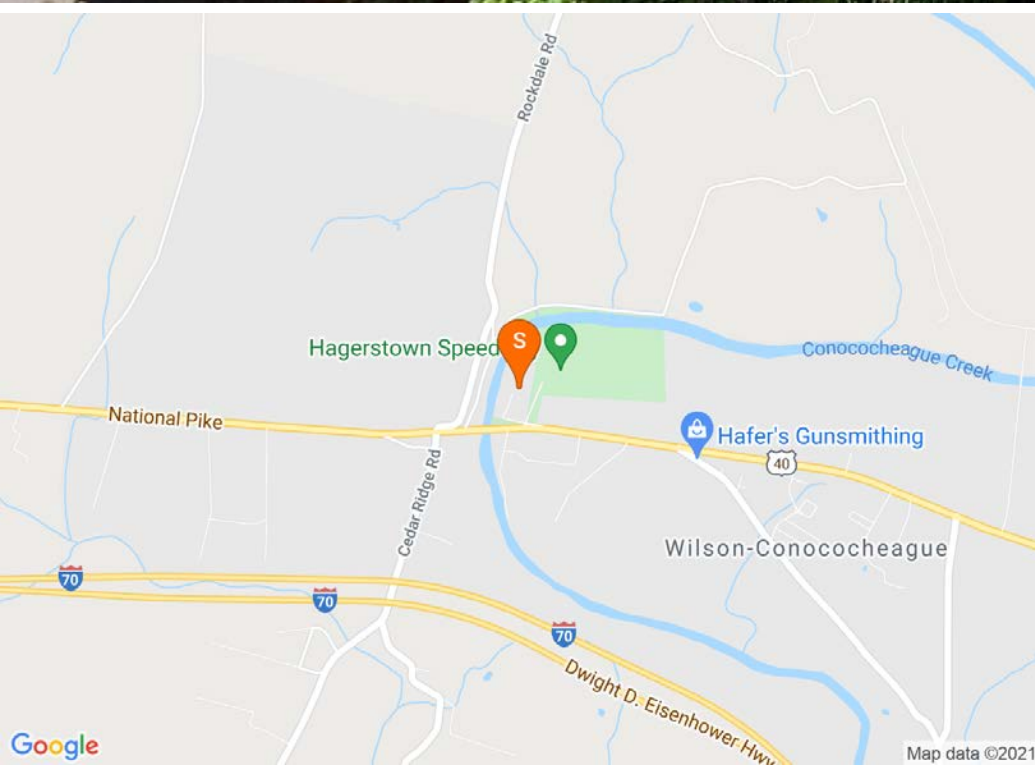
REVENUE ALLOCATION CURRENT



EXPENSES	Per Unit	CURRENT
Real Estate Taxes	\$1,204	\$2,407
Total Operating Expense	\$1,204	\$2,407
Expense / SF		\$1.15
% of EGI		20.06 %

DISTRIBUTION OF EXPENSES CURRENT



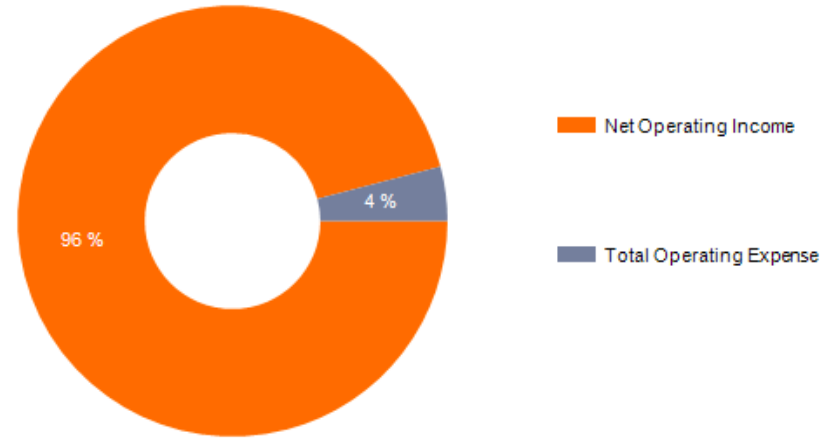


12509-12517 Stone Bridge Drive

ADDRESS	12509-12517 Stone Bridge Drive Hagerstown MD 21740
BUILDING SF	3,755 SF
LAND SF	194,277
LAND ACRES	4
NUMBER OF STORIES	1
YEAR BUILT	1920
PROPERTY CLASS	R
NUMBER OF UNITS	5
BUILDING	Standand
ZONING TYPE	U

INCOME	CURRENT
Effective Gross Income	\$39,300
Less: Expenses	\$1,599
Net Operating Income	\$37,701

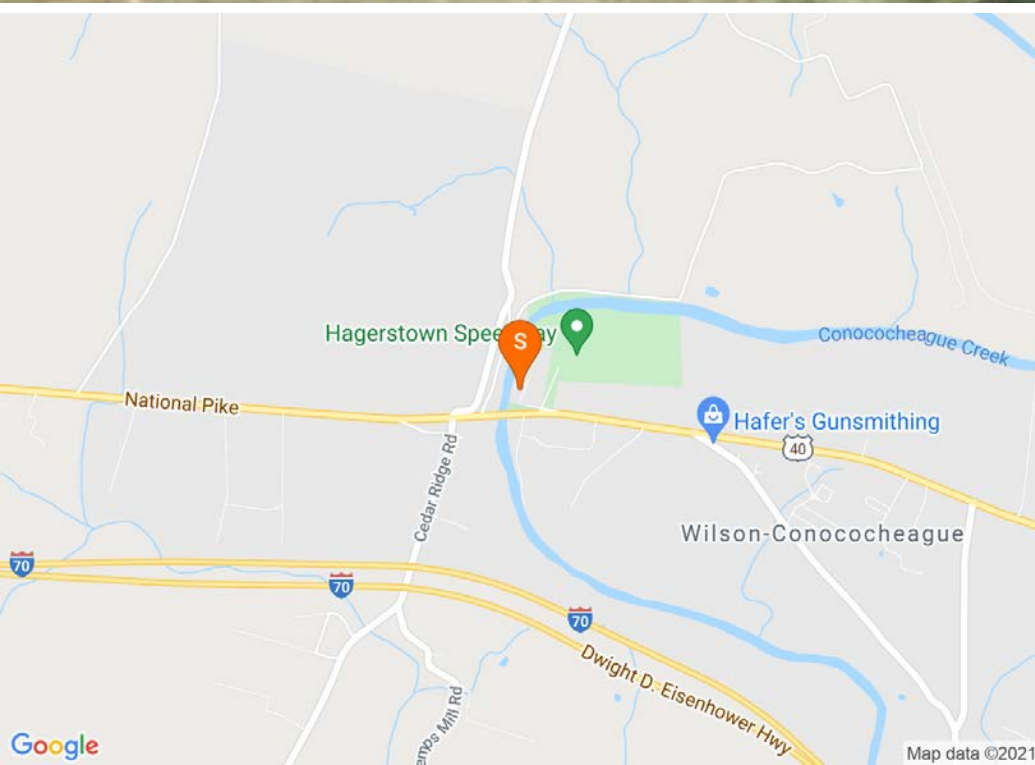
REVENUE ALLOCATION
CURRENT



EXPENSES	Per Unit	CURRENT
Real Estate Taxes	\$1,599	\$1,599
Total Operating Expense	\$1,599	\$1,599
Expense / SF		\$0.42
% of EGI		4.07 %

DISTRIBUTION OF EXPENSES
CURRENT



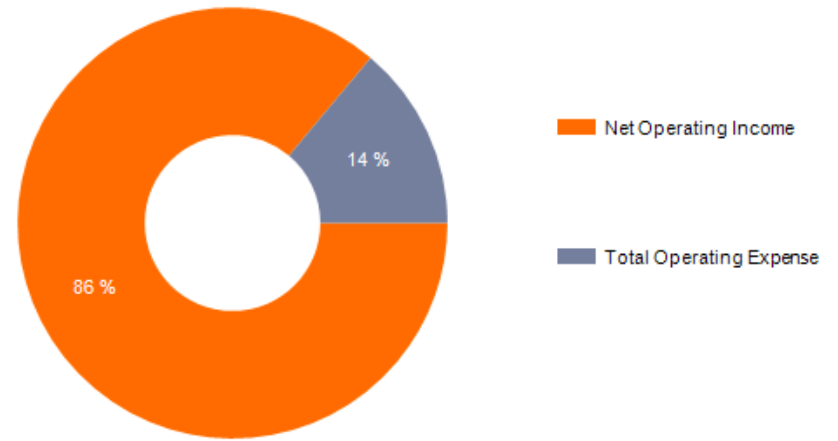


12504 Stone Bridge Drive

ADDRESS	12504 Stone Bridge Drive Hagerstown MD 21740
BUILDING SF	3,000 SF
LAND SF	193,842
LAND ACRES	4
NUMBER OF UNITS	1
YEAR BUILT	1971
PROPERTY CLASS	R
NUMBER OF UNITS	1
BUILDING	Standard
ZONING TYPE	RV

INCOME	CURRENT
Effective Gross Income	\$18,000
Less: Expenses	\$2,501
Net Operating Income	\$15,499

REVENUE ALLOCATION
CURRENT



EXPENSES	Per Unit	CURRENT
Real Estate Taxes	\$2,501	\$2,501
Total Operating Expense	\$2,501	\$2,501
Expense / SF		\$0.83
% of EGI		13.89 %

DISTRIBUTION OF EXPENSES
CURRENT

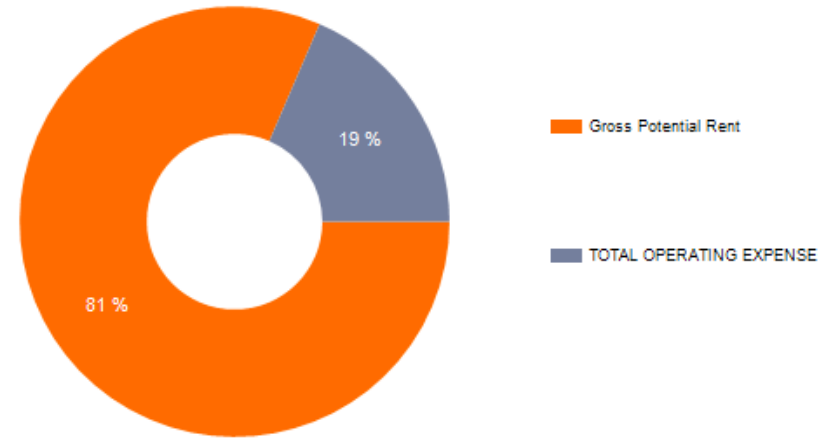


GLOBAL

INCOME	ACTUAL
Gross Potential Rent	\$213,900
GROSS POTENTIAL INCOME	\$213,900
EFFECTIVE GROSS INCOME	\$213,900
NET OPERATING INCOME	\$165,273

EXPENSES	ACTUAL
Real Estate Taxes	\$21,887
Insurance	\$4,500
Management Fee	\$12,240
Repairs & Maintenance	\$10,000
TOTAL OPERATING EXPENSE	\$48,627

REVENUE ALLOCATION



DISTRIBUTION OF EXPENSES

