

Rent Roll:

1365: Vacant (10,000sqft)

1371: Was leased at \$2,025/month + all utilities until 7/30/26

- Currently listed for lease at \$2,250/month

1375 Front: \$1,323.25/month + all utilities

- Garage 1: Included with lease
- Garage 2: Included with lease
- Storage bay: Vacant (can be leased at \$50+/month)

1375 Rear: \$1,500/month + all utilities (lease through

- Garage 1: Landscaper holds garage in exchange for service to property
- Garage 2: Tenant's with integral staircase to home
- Garage 3: Vacant (currently used by ownership for storage, can be leased for \$150+/month)

Parking Lot: No current storage lease; opportunity for parking storage at \$50+/spot/month with estimated 12 parking spots (deep for campers/trailers/etc.)

Utilities: All utilities are paid by the tenants (water/sewage is submetered in each building and billed back)

1365

- 10,000sqft
- Formerly Poole's Mushroom Farm
- Has one operational bathroom
- 3 Phase Power
- Many contents have been removed (6 dumpsters worth in 2025)
- See attached documents from prior ownership regarding Hempfield Township. Buyer to complete due diligence on building use approval.

1371

- 4 Bedroom, 2 Bathroom
- New Furnace/AC 2024
- New Stainless appliances 2024
- New flooring throughout 2024
- Fresh paint throughout 2024
- Updated light fixtures 2024
- Updated bathroom on first floor 2024
 - New Shower surround/plumbing
 - New vanity/mirror/lighting

1375 Front

- 2 Bedroom, 1 Bathroom
- 2025 Updates
 - New LVP throughout
 - New plumbing fixtures
 - Updated bathroom (vanity, lighting, plumbing, flooring)
 - New hot water tank
 - New appliances
 - Oven
 - Fridge
 - Washer/Dryer
- Electric Baseboard Heat
- New electric service from pole into home 2025

1375 Rear

- 2 Bedroom, 1 Bathroom
- Fully electric (heat and hot water)
- 2025 Updates
 - Fresh paint 2025
 - New appliances 2025
 - Oven
 - Fridge
 - Washer/Dryer
 - New HW Tank 2025
 - New Carpet in 2025
 - Updated power to building with meter box in 2025
- 3 Garage bays below the home
 - One integral garage (below the home with staircase directly up into the house)
 - One used for current ownership (storage)
 - One rented to landscaping company (agreement to provide lawn services to property in exchange for garage space)