

INVESTMENT OPPORTUNITY | WESTMORELAND COUNTY, PA | CONFIDENTIAL OFFERING

Adamsburg Affordable Self Storage & Flex

Lincoln Highway (Route 30) | Jeannette / Irwin, PA | Westmoreland County

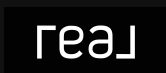
Self-Storage Facility | Two Adjacent Parcels | 19,525 RSF | 106 Units | Opportunity Zone

\$1,900,000 ASKING PRICE	8.27% CAP CURRENT RATE	\$157,131 YEAR 1 NOI	Est. 7 Acres SITE SIZE
106 UNITS Self-Storage	30 SPOTS Outdoor Parking	4,000 SF Office Building	Approx. 250 Expansion Units
			OPP. ZONE Tax Advantage

Address: Lincoln Hwy (Rt. 30), Jeannette/Irwin PA 15644
Storage: 106 Units (19,525 RSF) | Two Adjacent Parcels | Fenced & Gated
Office: 4,000 SF Building (House) | \$4,000/mo (\$48,000/yr)
Revenue: \$196,032/yr Gross Storage | \$48,000/yr Office | \$244,032 Total

County: Westmoreland County
OZ: Federally Designated Opportunity Zone
Zoning: Unzoned — No Zoning Designation on Either Parcel
Expansion: Flexospan Quotes In-Hand | \$427,074 Delivered

Real (NASDAQ: REAX) has entered a definitive agreement to acquire RE/MAX Holdings, forming Real REMAX Group — one of the world's largest technology-powered real estate platforms with 180,000+ agents across 120+ countries and ~\$2.3B in combined annual revenue.



EXECUTIVE SUMMARY

Adamsburg Affordable Self Storage & Flex is a stabilized, income-producing self-storage facility on Lincoln Highway (Route 30) in Jeannette/Irwin, Westmoreland County, Pennsylvania. The facility spans two adjacent parcels totaling approximately 7 acres and operates 106 self-storage units (19,525 RSF) along with 30 outdoor enclosed fence parking spots. A 4,000 SF office building (house) leased in its entirety at \$4,000/mo (\$48,000/yr) provides a strong supplemental income stream. At \$1,900,000, the property delivers an 8.27% cap rate on Day 1 income — a return that compares favorably to current self-storage market benchmarks for value-add assets of this type — with a clear, shovel-ready path to even higher value through planned expansion, rent normalization, and Opportunity Zone tax benefits.

PROPERTY OVERVIEW

Address	Lincoln Highway (Route 30), Jeannette / Irwin, PA 15644
County	Westmoreland County
Parcel Structure	Single Operating Facility Two Adjacent Parcels Est. 7 Acres Total
Self-Storage Units	106 Units (19,525 RSF) Fenced, Gated, Secured
Outdoor Parking	30 Enclosed Fence Spots
Office Building	4,000 SF Building (House) — \$4,000/mo (\$48,000/yr)
Total Gross Revenue (Yr 1)	\$244,032 (\$196,032 Storage + \$48,000 Office)
Vacancy & Credit Loss (5%)	(\$9,802)
Operating Expenses (Yr 1)	(\$29,100)
Net Operating Income (Yr 1)	\$157,131
Asking Price	\$1,900,000
Cap Rate (Year 1, All-Cash)	8.27% Grows to 9.02% by Year 5
Illustrative Debt Service	\$156,437/yr (\$2,062,500 @ 6.5% / 30 Yrs)
Cash Flow Before Tax (Leveraged, Yr 1)	\$694 Grows to \$14,864 by Year 5
Opportunity Zone	Federally Designated — Cap Gains Deferral + Tax-Free Appreciation (10yr)
Zoning	Unzoned — No Zoning Designation on Either Parcel
Expansion	Flexospan Quotes In-Hand: Approx. 250 Units \$427,074 Delivered

WHY THIS IS A GREAT PROPERTY TO BUY

- **8.27% cap rate on Day 1** with \$157,131 NOI in place — well above typical stabilized self-storage benchmarks of 5.5%–6.5% for primary markets, reflecting genuine value priced into this offering.
- **Storage rents 15–62% below market:** 10x20 units at \$110/mo vs. competitors at \$137–\$178/mo — immediate NOI upside through simple annual rent increases requiring zero capital.
- **Undersupplied trade area:** 4.1 RSF/capita within 5 miles vs. 7–8 RSF national equilibrium — strong organic demand tailwind with no meaningful new supply pressure.
- **Approx. 250 additional units available via Flexospan buildout at \$427,074 delivered** — pushing projected stabilized NOI to Est. \$295K–\$340K and future value to Est. \$4.5M–\$5.0M.
- **Federally Designated Opportunity Zone:** defer capital gains through reinvestment; potential tax-free appreciation after 10 years — a rare tax shelter layered onto a cash-flowing asset.
- **Unzoned parcels — no zoning designation exists on either parcel** — add storage units, climate-controlled buildings, flex/contractor bays, or mixed-use without entitlement risk or approval delays.
- **Route 30 (Lincoln Highway) frontage** with excellent traffic counts — maximum visibility in one of Western PA's most active commercial corridors; customers find the facility without marketing spend.
- **\$4,000/mo office building lease is nearly pure NOI** — \$48,000/yr with minimal management overhead adds a stable anchor income stream to the storage revenue.

PROPERTY & BUILDING DETAIL

The Adamsburg facility is a single operating self-storage property spanning two adjacent parcels on Lincoln Highway (Route 30) in Westmoreland County. Units are built across both parcels with the facility fenced, gated, and secured throughout. The on-site 4,000 SF office building — a standalone house — is fully leased at \$4,000/mo and includes a reception area, multiple offices, and a full kitchen. Current unit rents are meaningfully below market, creating an immediate and straightforward path to NOI improvement.

PROPERTY DETAIL

Parcel Structure	Two Adjacent Parcels Single Operating Facility
Self-Storage	106 Units (19,525 RSF) Fenced, Gated, Secured
Outdoor Parking	30 Enclosed Fence Spots
Office Building	4,000 SF House \$4,000/mo (\$48,000/yr) Fully Leased
Unit Pricing	10x20 @ \$110/mo Market: \$137–\$178/mo (15–62% Upside)
Opportunity Zone	Federally Designated Capital Gains Deferral + 10-Yr Tax-Free Appreciation
Zoning	Unzoned — No Zoning Designation Unlimited Expansion Flexibility
Expansion Plans	Flexospan Quotes In-Hand Approx. 250 Additional Units \$427,074 Delivered

FINANCIAL ANALYSIS — CASH FLOW REPORT (5/27/26)

INCOME / EXPENSE	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Potential Rental Income	\$196,032	\$199,953	\$203,952	\$208,031	\$212,192
Office Building Income	\$48,000	\$48,960	\$49,939	\$50,938	\$51,957
Vacancy & Credit Loss (5%)	(\$9,802)	(\$9,998)	(\$10,198)	(\$10,402)	(\$10,610)
Operating Expenses	(\$29,100)	(\$29,391)	(\$29,685)	(\$29,982)	(\$30,282)
NET OPERATING INCOME	\$157,131	\$160,564	\$164,070	\$167,648	\$171,301
CAP RATE / UNLEVERED YIELD (All-Cash on \$1.9M)	8.27%	8.45%	8.64%	8.82%	9.02%
Illustrative Debt Service	(\$156,437)	(\$156,437)	(\$156,437)	(\$156,437)	(\$156,437)
Cash Flow Before Tax (Leveraged)	\$694	\$4,128	\$7,633	\$11,211	\$14,864
Debt Coverage Ratio (Leveraged)	1.00x	1.03x	1.05x	1.07x	1.10x

Source: Cash Flow Analyzer report dated 05/27/26. Cap rate / unlevered yield is calculated on the \$1,900,000 asking price and reflects the return to an all-cash buyer before financing. Illustrative debt service shown reflects one possible financing scenario (\$2,062,500 @ 6.5% / 30 years) — actual leveraged returns will vary based on each buyer's specific loan terms, down payment, and interest rate. Office income modeled with 2% annual growth. Buyer to verify all figures independently.

STORAGE FACILITY PHOTOS



MARKET CAP RATE BENCHMARKS

Self-storage cap rates vary meaningfully by asset class and market tier. Institutional-quality climate-controlled facilities in major metros currently trade in the 5.0%–6.5% range. Class B suburban facilities with a mix of climate and drive-up units trade at 6.5%–8.0%. Value-add opportunities — facilities with below-market rents and an identified path to NOI growth, such as Adamsburg — typically go in at 7.0%–12.0%, with cap rate compression expected as the buyer captures the upside. At an 8.27% in-place cap rate, Adamsburg is priced consistent with — and on the favorable end of — this value-add benchmark range.

ASSET CLASS / PROFILE	TYPICAL CAP RATE RANGE
Class A Climate-Controlled (Primary Metro)	5.0% – 6.5%
Class B Suburban (Mixed Climate / Drive-Up)	6.5% – 8.0%
Class C Drive-Up (Rural / Small Town)	8.0% – 10.0%
Value-Add (Below-Market Rents, Upside Identified)	7.0% – 12.0%
ADAMSBURG SELF STORAGE (THIS OFFERING)	8.27% (Year 1, In-Place)

Cap rate benchmark ranges reflect general industry guidance for self-storage asset classes as of early-to-mid 2026 and are not specific appraisals of this property. Buyer should conduct independent market research and comparable sales analysis.

EXPANSION ANALYSIS — FLEXOSPAN QUOTES IN-HAND

BUILDING OPTION	SIZE	UNITS	DELIVERED COST	EST. ADD'L NOI
Option A — Single Story	35' x 110' (3,850 SF)	Approx. 32	\$70,614	Est. \$28K–\$35K
Option B — Single Story	35' x 150' (5,250 SF)	Approx. 44	\$93,685	Est. \$39K–\$48K
Option C — 2-Story Climate Control	35' x 150' (21,000 SF)	Approx. 175	\$262,775	Est. \$105K–\$130K
FULL BUILDOUT (All Options)	Approx. 30,100 SF	Approx. 251	\$427,074	Est. \$170K–\$210K

Delivered cost excludes erection labor and site preparation. Full buildout projects stabilized storage NOI of Est. \$295K–\$340K, which at a conservative 8% stabilized cap rate implies a future value of Est. \$3.7M–\$4.25M — and at 6.8% (institutional pricing for a stabilized, expanded facility), Est. \$4.3M–\$5.0M.

OFFICE BUILDING & INTERIOR PHOTOS



INVESTMENT SUMMARY

\$1,900,000	8.27%	\$157,131	\$244,032
Approx. 250 Units	Est. \$4.3M–\$5.0M	15%–62%	Opp. Zone

5-YEAR RETURN PROJECTION — ALL-CASH & LEVERAGED (CASH FLOW ANALYZER 05/27/26)

METRIC	YR 1	YR 2	YR 3	YR 4	YR 5
Potential Rental Income	\$196,032	\$199,953	\$203,952	\$208,031	\$212,192
Vacancy & Credit Loss (5%)	(\$9,802)	(\$9,998)	(\$10,198)	(\$10,402)	(\$10,610)
Effective Gross Income	\$186,231	\$189,955	\$193,754	\$197,630	\$201,582
Operating Expenses	(\$29,100)	(\$29,391)	(\$29,685)	(\$29,982)	(\$30,282)
Net Operating Income	\$157,131	\$160,564	\$164,070	\$167,648	\$171,301
Cap Rate / All-Cash Yield	8.27%	8.45%	8.64%	8.82%	9.02%
Illustrative Debt Service	(\$156,437)	(\$156,437)	(\$156,437)	(\$156,437)	(\$156,437)
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Debt Coverage Ratio (Leveraged)	1.00x	1.03x	1.05x	1.07x	1.10x

Source: Cash Flow Analyzer 05/27/26. Cap rate / all-cash yield reflects return on the \$1,900,000 asking price before financing. Illustrative debt service reflects one possible financing scenario (\$2,062,500 @ 6.5% / 30 yrs) — actual leveraged returns will vary by buyer's financing terms. Office income not included in storage CF above — adds \$48,000/yr additional NOI already reflected in the NOI line. Projections are estimates; buyer to verify independently.

This property is located in a federally designated Opportunity Zone. Benefits: capital gains and tax-free appreciation after 10 years of ownership. The planned Flexospan expansion aligning the buildout with the program's requirements.

Real (NASDAQ: REAX) has entered a definitive agreement to acquire RE/MAX Holdings, forming Real REMAX Group — one of the world's largest technology-powered real estate platforms with 180,000+ agents across 120+ countries and ~\$2.3B in combined annual revenue.

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