



115-119 E MARTIN STREET MIXED USE APTS + 2 STORE FRONTS

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INVEST PROXIMA LLC

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Executive Summary

115–119 East Martin Street is a fully occupied, mixed-use investment property located in the heart of Downtown Martinsburg’s revitalization corridor. The ±5,400 square foot building consists of two ground-floor commercial suites and four upper-level residential apartments, offering investors diversified and stable income within a single asset.

- **Total Size: ±5,400 square feet**
- **Configuration: 2 Commercial Units | 4 Residential Units**
- **Occupancy: 100% Occupied**
- **Asset Type: Mixed-Use (Retail/Restaurant + Multifamily)**

Strategically positioned along the Queen and Martin Street redevelopment area and within a designated Opportunity Zone, the property benefits from ongoing public and private investment, increased pedestrian traffic, and long-term downtown growth initiatives.

Key Performance Indicators and Metrics



**Net Operating Income
2025**



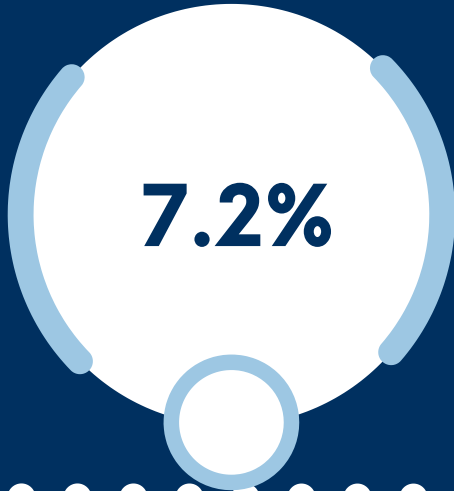
**Average Rent
Feb. 2026**



Sales Price



Total Square Footage



Cap Rate



**Gross Income
2025**



115-119 E Martin Summary & Highlights

The property features a ground-floor commercial space leased to an established whisky, wine, and raw bar operator, offering modern finishes, updated HVAC, dual access, and strong street visibility. Above are four residential apartments averaging approximately 900 square feet each, supported by strong downtown rental demand. Located literally steps from the Martinsburg Amtrak and MARC station, the asset benefits from exceptional commuter accessibility.

This fully stabilized mixed-use property provides diversified income in one of Martinsburg's most visible and actively improving corridors, with long-term appreciation and rent growth potential.





Location Overview and Why Invest in Martinsburg?

As a growing hub in the Eastern Panhandle of West Virginia, Martinsburg offers a compelling opportunity for investors in commercial real estate, particularly in office space. With its strategic location, competitive costs, and ongoing revitalization, Martinsburg is poised to attract businesses seeking affordability, accessibility, and a vibrant community.

1.5 hours to Washington, D.C.

MARC Train & Amtrak Access

Walkable Downtown

B&O Tax Incentives

Community Engagement

Top Employers in and near Martinsburg, WV



Berkeley Co Board of Education

Through collaborative leadership and community engagement, the Berkeley County Board of Education aims to foster educational excellence and prepare students for future success.



WVU Medicine

Operating under the West Virginia University Health System, it encompasses 25 hospitals and numerous clinics across West Virginia and neighboring states, delivering advanced care.



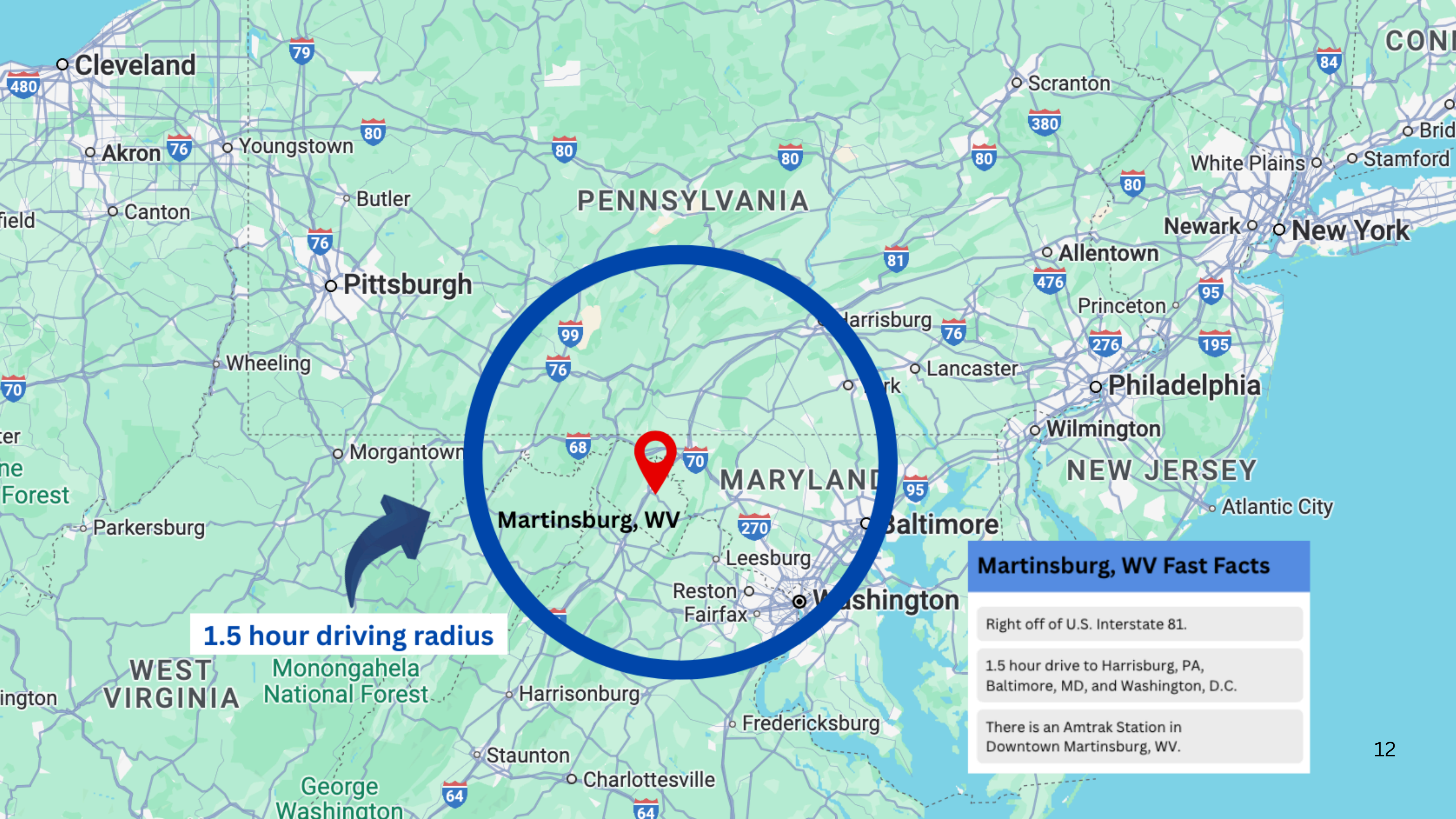
Procter & Gamble

P&G's diverse portfolio includes well-known brands such as Tide, Pampers, Gillette, Crest, and Olay, spanning categories like beauty, grooming, health care, fabric and home care, and baby, feminine, and family care.

Population of Downtown Martinsburg and Berkeley County?

- City of Martinsburg: 18,262
- Berkeley County: 113,525





1.5 hour driving radius

Martinsburg, WV Fast Facts

Right off of U.S. Interstate 81.

1.5 hour drive to Harrisburg, PA, Baltimore, MD, and Washington, D.C.

There is an Amtrak Station in Downtown Martinsburg, WV.

Net Operating Income Summary

Three-Year Net Operating Income Summary (2023–2025)

| Year | Total Revenue | Operating Expenses | Net Operating Income (NOI) | NOI Margin |
|------|---------------|--------------------|----------------------------|------------|
| 2023 | \$72,731.87 | (\$34,132.33) | \$38,599.54 | 53.1% |
| 2024 | \$80,556.08 | (\$27,290.70) | \$53,265.38 | 66.1% |
| 2025 | \$84,017.31 | (\$26,879.71) | \$57,137.60 | 67.99% |

Revenue Growth: Revenue increased 15.5% from 2023 to 2025.

Expense Reduction: Operating expenses decreased 21.3% over three years.

NOI Expansion: NOI improved 48.0%, reaching \$57,137.60 in 2025.

Margin Improvement: NOI margin expanded from 53.1% to 67.99%.

Strongest Year: 2025 represents the highest NOI and margin in the period reviewed.

Net Operating Income, Cont.

Three-Year Operating Statement (2023–2025)

| Category | 2023 | 2024 | 2025 |
|------------------------------|-------------|-------------|-------------|
| REVENUE | | | |
| Rental Income | 72,115.09 | 80,193.08 | 82,130.43 |
| Late Fee Income | 366.78 | 363.00 | 1,629.21 |
| Non-Refundable Pet Deposit | 250.00 | 0.00 | 0.00 |
| Other Operating Income | 0.00 | 0.00 | 257.67 |
| Total Revenue | 72,731.87 | 80,556.08 | 84,017.31 |
| OPERATING EXPENSES | | | |
| Advertising & Promotion | 0.00 | 0.00 | (937.17) |
| Fire & Garbage Fees | (3,032.60) | 0.00 | (2,656.80) |
| Cleaning | (1,122.93) | (2,034.72) | 0.00 |
| Business Licenses & Permits | 0.00 | (85.00) | 0.00 |
| Eviction Expense | 0.00 | (170.00) | 0.00 |
| Management Fees | (10,248.63) | (10,036.48) | (7,250.11) |
| Office Supplies | (248.94) | (981.94) | 0.00 |
| Placement Fees | 0.00 | (600.00) | 0.00 |
| Repairs & Maintenance | (8,978.72) | (3,060.18) | (1,090.83) |
| Utilities | (3,374.54) | (5,744.52) | (3,723.65) |
| Taxes & Insurance (Combined) | (7,125.97) | (4,547.86) | (11,211.15) |
| Bank Charges | 0.00 | (30.00) | (10.00) |
| Total Operating Expenses | (34,132.33) | (27,290.70) | (26,879.71) |
| Net Operating Income (NOI) | 38,599.54 | 53,265.38 | 57,137.60 |

Current Rent Roll

Rent Roll for East Martin Street

| Tenant | Address | Size | Term | Base Rent | Total Rent |
|--------------------------------------|-----------------------------|--------------|-------------------|------------|------------|
| East Martin Commercial Spaces | 115-119 E Martin Street | 2 bed/1 bath | 10/1/23-9/30/26 | \$2,756.25 | |
| Apt. 1 | 117 E Martin Street, Apt. 1 | 2 bed/1 bath | 5/1/24-4/30/26 | 1,225.00 | |
| Apt. 2 | 117 E Martin Street, Apt. 2 | 2 bed/1 bath | 12/1/24-11/30/26 | 1,248.00 | |
| Apt. 3 | 117 E Martin Street, Apt. 3 | 2 bed/1 bath | 2/6/26-2/28/27 | 1,250.00 | |
| Apt. 4 | 117 E Martin Street, Apt. 4 | 2 bed/1 bath | 11/14/24-11/30/26 | 1,248.00 | \$7,727.25 |

Get to Know Us

About Our Company



We acquire, repurpose and revitalize real estate with the purpose of creating the best use for each property that aligns with the economic development of the market. We strive to create spaces that attract locals and visitors looking for an unforgettable experience. We measure our success by new businesses opened in our spaces, new tenants in our offices and residential units and new customers at our Airbnbs.



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