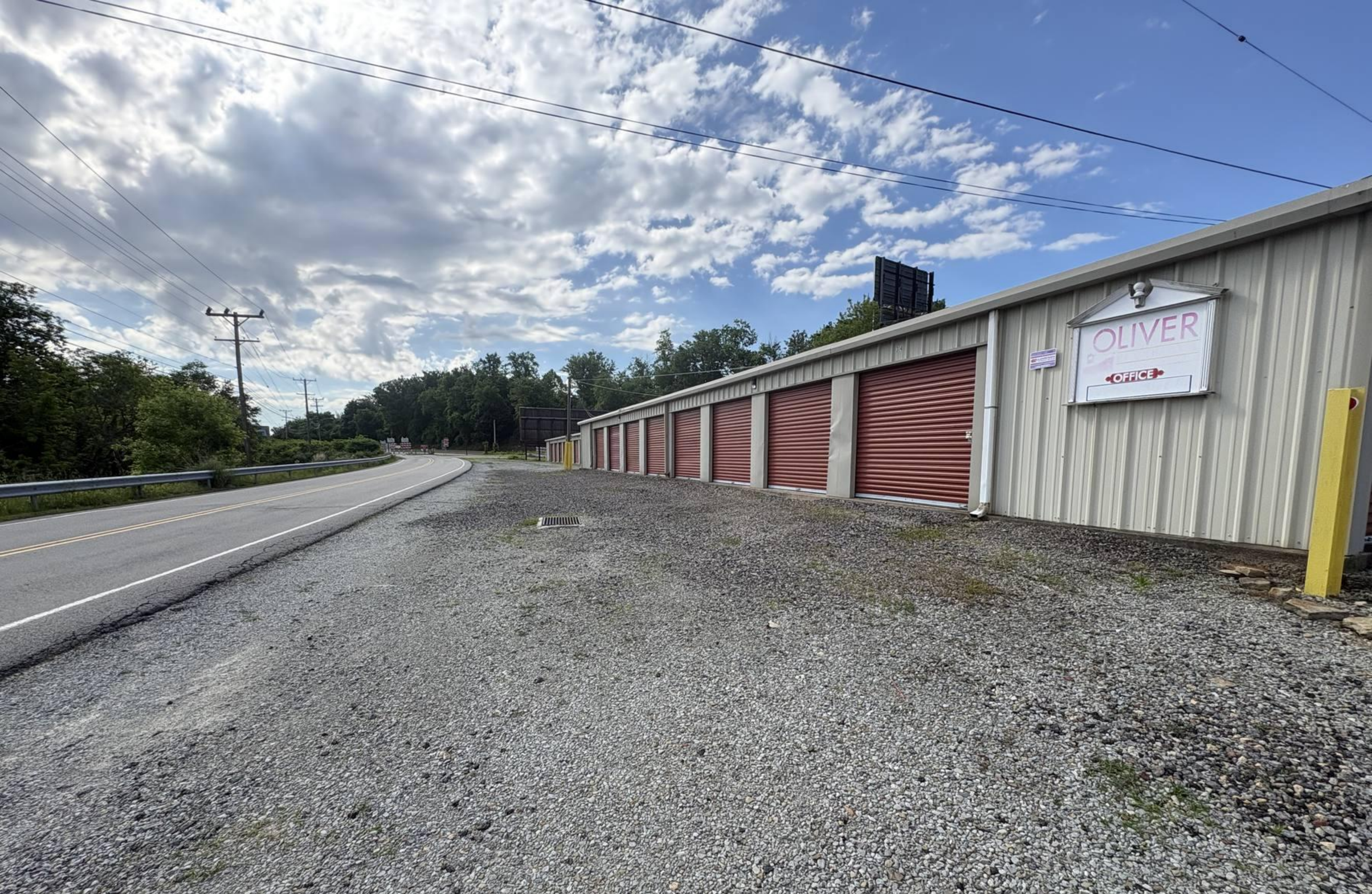
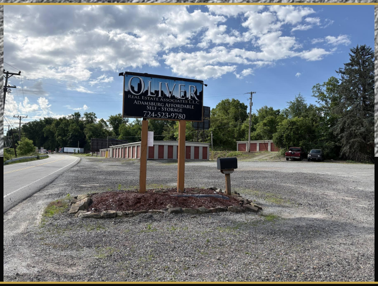
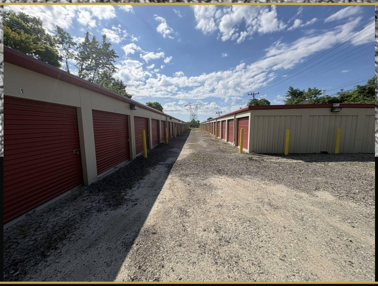






INVESTMENT OPPORTUNITY | WESTMORELAND COUNTY, PA | CONFIDENTIAL OFFERING

Adamsburg Affordable Self Storage & Flex

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

Self-Storage Facility | Two Adjacent Parcels | 19,525 RSF | 116 Units | Opportunity Zone

$1,900,000	8.74% CAP	$165,991	$206,220
ASKING PRICE	2025 ACTUAL	2025 NOI	GROSS REVENUE

116 UNITS	47 UNITS	69 UNITS	Approx. 250	OPP. ZONE
Storage + Parking	Adamsburg 1	Adamsburg 2	Expansion Units	Tax Advantage

Address: Lincoln Hwy (Rt. 30), Jeannette/Irwin PA
Storage: 116 Units | Two Facilities | Fenced & Gated | Outdoor Storage
Office: 100 Main St — Projected $36,000/yr Additional Income (Not in NOI)
Revenue: $206,220 Actual 2025 Gross | $165,991 Net Operating Income

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

EXECUTIVE SUMMARY

Adamsburg Affordable Self Storage & Flex is a fully operational, income-producing self-storage facility on Lincoln Highway (Route 30) in Jeannette/Irwin, Westmoreland County, Pennsylvania. The facility encompasses two adjacent locations — Adamsburg 1 (47 units) and Adamsburg 2 (69 units) — totaling 116 storage and outdoor parking units across approximately 7 acres. The 2025 Profit & Loss Statement confirms actual gross revenue of $206,220 and a Net Operating Income of $165,991 — an 8.74% cap rate on the $1,900,000 asking price. The seller's own P&L; values the property at $2,305,430 using a 7.2% cap rate, making $1,900,000 a $405,000 discount to stated value. Additional projected income of $36,000/yr from the 100 Main St office building is not included in the NOI and represents purely incremental upside.

PROPERTY OVERVIEW — ACTUAL 2025 FINANCIALS	
Address	Lincoln Highway (Route 30), Jeannette / Irwin, PA 15644
Facilities	Adamsburg 1 (47 Units) + Adamsburg 2 (69 Units) | Two Adjacent Parcels
Unit Mix	27 x 10x20 | 8 x 10x15 | 10 x 10x10 | 2 x 10x5 (Facility 1)
	6 x 10x25 | 26 x 10x20 | 28 x 10x15 | 9 x 10x10 (Facility 2)
Outdoor/Garage Storage	Included | $2,265/mo ($27,180/yr)
Gross Revenue (2025 Actual)	$206,220
Total Operating Expenses (2025)	$40,228.89
Net Operating Income (2025 Actual)	$165,991.11
Asking Price	$1,900,000
Cap Rate (2025 Actual NOI)	8.74% | Grows to 9.83% by Year 5 (3% growth)
Seller-Stated Value (@7.2% Cap)	$2,305,430 | $1.9M = $405,430 Below Seller Value
Office Building (100 Main St)	Projected $36,000/yr Additional Income (NOT in NOI)
Opportunity Zone	Federally Designated — Cap Gains Deferral + 10-Year Tax-Free Appreciation
Zoning	Unzoned — No Zoning Designation on Either Parcel
Expansion	Flexospan Quotes In-Hand: Approx. 250 Additional Units | $427,074 Delivered

WHY THIS IS A GREAT PROPERTY TO BUY

- **8.74% cap rate on actual 2025 income — verified by Profit & Loss Statement.** This is not projected or modeled income. The $165,991 NOI is documented and confirmed.
- **$1,900,000 is a $405,000 discount to the seller's own stated value** — the 2025 P&L; values this facility at $2,305,430 at a 7.2% cap rate. A buyer at $1,900,000 is buying below the seller's own documented valuation.
- **Storage rents are still below market** — units priced at $105–$145/mo vs. competitors at $137–$178/mo for comparable sizes. Annual rent increases alone will drive NOI meaningfully higher with zero capital deployed.
- **Approx. 250 additional units available via Flexospan buildout at $427,074 delivered** — pushing stabilized NOI to Est. $295K–$340K and future value well above $3.5M at conservative cap rates.
- **$36,000/yr office income not yet in the NOI** — the 100 Main St building projected income of $36,000/yr is pure incremental upside not reflected anywhere in the purchase price justification.
- **Federally Designated Opportunity Zone** — defer capital gains, potential tax-free appreciation after 10 years; buildout qualifies as substantial improvement under OZ rules.
- **Unzoned parcels** — add climate-controlled units, flex/contractor bays, or additional storage configurations without entitlement risk or approval delays.
- **Route 30 frontage** — maximum visibility on one of Western PA's highest-traffic commercial corridors; customers find the facility without marketing spend.

2025 PROFIT & LOSS STATEMENT — ACTUAL FINANCIALS

The following income and expense figures are drawn directly from the seller's 2025 Profit & Loss Statement. All revenue figures represent actual collected income for the 2025 operating year.

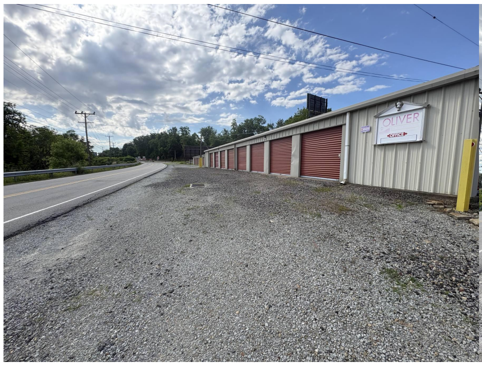
UNIT MIX & MONTHLY REVENUE	UNITS	RATE/MO	MONTHLY INCOME
ADAMSBURG 1			
10x20 Units	27	$135.00	$3,645.00
10x15 Units	8	$125.00	$1,000.00
10x10 Units	10	$115.00	$1,150.00
10x5 Units	2	$105.00	$210.00
Adamsburg 1 Total	**47**		**$6,005.00/mo**
ADAMSBURG 2			
10x25 Units	6	$145.00	$870.00
10x20 Units	26	$135.00	$3,510.00
10x15 Units	28	$125.00	$3,500.00
10x10 Units	9	$115.00	$1,035.00
Adamsburg 2 Total	**69**		**$8,915.00/mo**
Outdoor & Garage Storage	—	—	$2,265.00/mo
TOTAL MONTHLY REVENUE	**116**		**$17,185.00/mo**
TOTAL ANNUAL GROSS REVENUE			**$206,220.00**

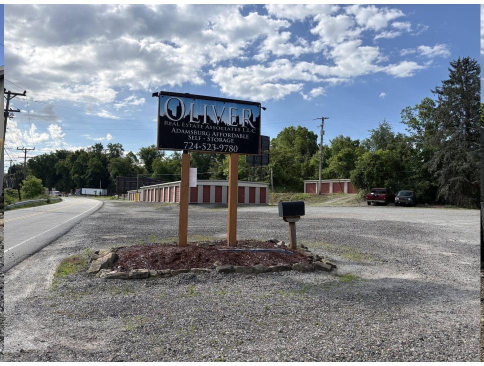
ACTUAL 2025 OPERATING EXPENSES

EXPENSE ITEM	ANNUAL AMOUNT
Administrative Costs	$2,500.00
Advertising / Marketing	$1,000.00
Bookkeeping	$1,250.00
Cleaning / Maintenance	$2,500.00
Insurance	$5,248.49
Phone / Internet	$1,200.00
Merchant Fees	$2,941.59
Office Supplies	$1,200.00
Software (Storedge)	$2,040.00
Real Estate Taxes	$17,195.84
Sales Tax	$9,600.00
Utilities	$4,700.00
TOTAL OPERATING EXPENSES	**$40,228.89**
NET OPERATING INCOME (2025 ACTUAL)	**$165,991.11**

Source: 2025 Profit & Loss Statement provided by seller. Sales tax line ($9,600) may represent tenant pass-through collections — buyer to verify with seller's accountant. All figures represent actual 2025 operating results.

STORAGE FACILITY PHOTOS




OLIVER
REAL ESTATE ASSOCIATES L.L.C
ADAMSBURG AFFORDABLE
SELF - STORAGE
724-523-9780

MARKET CAP RATE BENCHMARKS — WHERE THIS DEAL SITS

At an 8.74% in-place cap rate on actual 2025 income, Adamsburg compares favorably against all self-storage asset classes. Industry guidance for 2026 places value-add opportunities at 7.0%–12.0% going in — Adamsburg sits at the attractive end of that range, with documented income rather than projected figures.

ASSET CLASS / PROFILE	2026 BENCHMARK RANGE	THIS PROPERTY
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 (Secondary / Small Town)	8.0% – 10.0%	8.74% ✓
Value-Add (Below-Market Rents, Identified Upside)	7.0% – 12.0%	8.74% ✓
ADAMSBURG — $1,900,000 ASK (2025 ACTUAL NOI)		**8.74%**

Benchmark ranges reflect general industry guidance for self-storage asset classes as of 2026. Source: Proprise.ai Self-Storage Underwriting Guide 2026; Oakside Companies Self-Storage Cap Rate Analysis (May 2026); Cushman & Wakefield sector outlook (early 2026). Buyer should conduct independent due diligence.

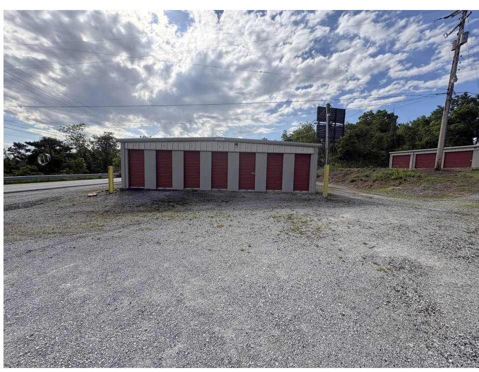
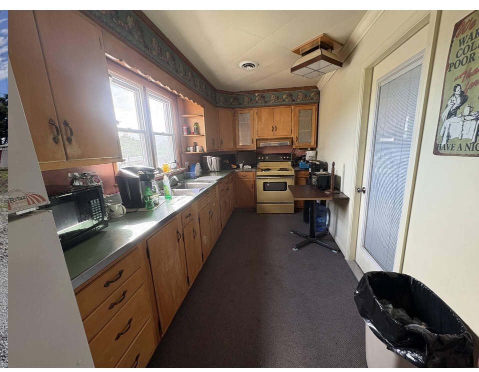
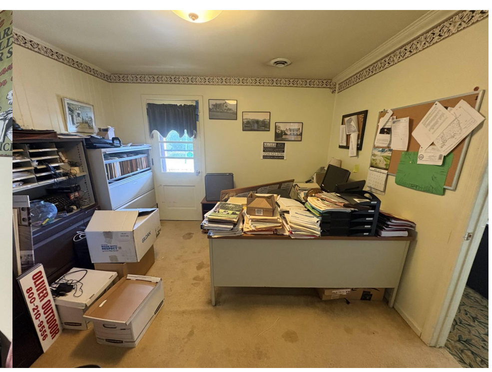
ADDITIONAL INCOME UPSIDE — NOT IN NOI

The following income sources are NOT included in the $165,991 NOI or the 8.74% cap rate. Each represents purely incremental return above the documented purchase price basis.

UPSIDE INCOME SOURCE	PROJECTED INCOME	STATUS	IMPACT @ 8.74% CAP
100 Main St — 2nd Floor Apt	$12,000/yr	Projected	Adds $137,363 to value
100 Main St — 1st Floor	$24,000/yr	Projected	Adds $274,725 to value
Total Office Building Income	$36,000/yr	Projected	Adds $412,088 to value
Rent Increases to Market Rate	Est. $30K–$50K/yr	Available Now	Adds $343K–$572K to value
Flexospan Expansion (Full)	**Est. $170K–$210K/yr add'l**	**Plans In-Hand**	**Adds $1.9M–$2.4M to value**

Value impact calculated by dividing projected additional income by the 8.74% current cap rate. Office income is owner-projected and not yet verified. Expansion NOI is estimated. All figures are illustrative — buyer to verify independently.

OFFICE BUILDING & INTERIOR PHOTOS

INVESTMENT SUMMARY

$1,900,000	**8.74%**	**$165,991**	**$206,220**
$405K Below	**$36,000+**	**Approx. 250 Units**	**Opp. Zone**

5-YEAR PROJECTION — BASED ON 2025 ACTUAL NOI (3% ANNUAL GROWTH)

METRIC	YR 1 (2025 BASE)	YR 2	YR 3	YR 4	YR 5
Gross Revenue	$206,220	$212,407	$218,779	$225,342	$232,103
Operating Expenses	($40,229)	($41,436)	($42,679)	($43,959)	($45,278)
NET OPERATING INCOME	**$165,991**	**$170,971**	**$176,100**	**$181,383**	**$186,824**
Cap Rate / All-Cash Yield	**8.74%**	**9.00%**	**9.27%**	**9.55%**	**9.83%**
Office Income (Projected Upside)	$36,000	$37,080	$38,192	$39,338	$40,518
Combined NOI (w/ Office)	**$201,991**	**$208,051**	**$214,292**	**$220,721**	**$227,342**
Combined Cap Rate	**10.63%**	**10.95%**	**11.28%**	**11.62%**	**11.97%**

Year 1 reflects actual 2025 P&L; figures. Years 2–5 assume 3% annual growth in both revenue and expenses. Cap rate / all-cash yield calculated on $1,900,000 asking price. Office income is projected by owner — not currently collected — and shown separately as incremental upside. Combined NOI is illustrative only. Buyer to verify all figures independently.

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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