

82-84 S Main Street, Wilkes-Barre

Current Scheduled Rent Roll Summary

Unit	Use	Approx. SF	Configuration	Monthly	Annual
Suite 1A	Retail	630	1 BA	\$650	\$7,800
Suite 1B	Retail	350	1 BA	\$450	\$5,400
Suite 1C	Commercial	2,100	1 BA	\$1,350	\$16,200
Suite 1D	Wellness/Fitness	1,500	1 BA	\$600	\$7,200
Executive Office	Professional Office	4,400	2 BA	\$3,500	\$42,000
Apartment 1	Residential	880	2 BR / 1.5 BA	\$1,200	\$14,400
Apartment 2	Residential	1,050	2 BR / 1 BA	\$1,050	\$12,600
Apartment 3	Residential	750	2 BR / 1 BA	\$900	\$10,800
Apartment 4	Residential	550	Efficiency / 1 BA	\$680	\$8,160
Laundry Income	Other Income	—	—	\$200	\$2,400

Financial Summary

Scheduled Gross Annual Income: \$126,960.00

Estimated Annual Operating Expenses: \$35,777.76

Estimated Scheduled NOI: \$91,182.24

Approximate square footages are provided for marketing purposes only. Buyers should independently verify all income, expenses, leases, measurements, zoning, and other material information.