

Rent A Space
 4150 Industrial
 Road
 Harrisburg, PA
**Income &
 Expenses**



	2015	2016	Proj. 2017	
Income:	\$ 149,027	\$ 172,593	\$ 187,600	**
Expenses:				
Advertising	3,323	3,642	3300	
Finders Fee	684	1,753	1800	
Insurance	1,907	1,978	2097	
Legal - Notice/Letter	242	283	150	
Manager Salary	26,423	26,423	26,423	***
Miscellaneous	1,053	1,369	700	
Credit Card Process Fee	1,239	1,560	910	
Repairs/Maint	1,074	1,050	554	
Snow	340	511	390	
Taxes - Real Estate	21,513	21,400	21458	
Taxes - Mercantile	320	371	491	
Telephone	775	293	720	
Utilities	928	784	750	
Security		600	444	
Professional Fees			800	
IT/Software			600	
Payroll Taxes			1478	
U-Haul Fee			420	
Total Expenses	\$ 59,821	\$ 62,017	\$ 63,485	
Net Operating Income	\$ 89,206	\$ 110,576	\$ 124,115	

* 2016 Income includes \$8000 for 3200 SF shop

** 2017 Income includes \$15,000 for 3200 SF shop

*** Seller is willing to provide existing property manager for up to two years @ \$15,000 to Buyer (reduces Salary \$11,423/year where Payroll taxes decrease \$678 totaling a \$12,101 savings)

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.