



INVESTMENT OPPORTUNITY | WESTMORELAND COUNTY, PA | CONFIDENTIAL OFFERING

Adamsburg Affordable Self Storage & Flex

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

Self-Storage | Two Locations | 116 Units | Opportunity Zone | Flexospan Expansion Ready

\$1,800,000 ASKING PRICE	9.22% CAP 2025 ACTUAL	\$165,991 2025 NOI	\$206,220 GROSS REVENUE
116 UNITS Storage + Parking	47 UNITS Adamsburg 1	69 UNITS Adamsburg 2	250 UNITS Expansion Ready
OPP. ZONE Tax Advantage			

Address: Lincoln Hwy (Rt. 30), Jeannette/Irwin PA 15644
Units: 116 Total | Adamsburg 1 (47) + Adamsburg 2 (69) | Fenced & Gated
Office: 100 Main St — Projected \$36,000/yr Add'l Income (Not in NOI)
Revenue: \$206,220 Actual 2025 Gross | \$165,991 Net Operating Income

County: Westmoreland County
DZ: 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 fully operational, income-producing self-storage facility on Lincoln Highway (Route 30) in Jeannette/Irwin, Westmoreland County, Pennsylvania. The facility comprises two locations — Adamsburg 1 (47 units) and Adamsburg 2 (69 units) — totaling 116 storage and outdoor parking units. The 2025 Profit & Loss Statement confirms actual gross revenue of \$206,220 and Net Operating Income of \$165,991. At the revised asking price of \$1,800,000, the in-place cap rate is **9.22%** on documented 2025 income — a return that compares favorably against current self-storage market benchmarks.

PROPERTY OVERVIEW — 2025 ACTUAL FINANCIALS	
Address	Lincoln Highway (Route 30), Jeannette / Irwin, PA 15644
Facilities	Adamsburg 1 (47 Units) + Adamsburg 2 (69 Units) Two Locations
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	\$1,800,000 (Reduced from \$1,900,000)
Cap Rate (2025 Actual NOI)	9.22% Grows to 10.38% by Year 5
Office (100 Main St)	Projected \$36,000/yr Add'l Income (NOT included 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 Add'l Units \$427,074 Delivered

WHY THIS IS A GREAT PROPERTY TO BUY

- **9.22% cap rate on actual verified 2025 income** — not projected. \$165,991 NOI is documented in the seller's P&L; statement.
- **Cap rate climbs to 10.38% by Year 5** with just 3% annual growth assumptions — a strengthening return profile built entirely on the facility's own operating performance.
- **Route 30 national retail corridor** — Giant Eagle, Target, Kohl's, Dollar Tree, Pet Supplies Plus, and Sheetz all within 1 mile, driving daily traffic past the property.
- **Storage rents still below market** — units at \$105–\$145/mo vs. competitors at \$137–\$178/mo. Annual rent bumps alone drive NOI past \$175K with zero capital.
- **\$36,000/yr office income is pure incremental upside** — not in NOI. Capturing it pushes combined cap rate above 11% at \$1,800,000.
- **Approx. 250 additional units via Flexospan at \$427,074** — quotes in-hand; stabilized expanded NOI Est. \$295K–\$340K.
- **Federally Designated Opportunity Zone** — defer capital gains; potential 10-year tax-free appreciation; buildout qualifies as substantial improvement.
- **Unzoned parcels** — no variance, no entitlement risk, no approval delays for any expansion or new configuration.

2025 PROFIT & LOSS — ACTUAL FINANCIALS

All figures sourced directly from the seller's 2025 Profit & Loss Statement.

UNIT MIX & REVENUE	UNITS	RATE/MO	MONTHLY
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 / ANNUAL	116		\$17,185/mo \$206,220/yr

EXPENSE ITEM	ANNUAL	METRIC @ \$1,800,000	
Administrative	\$2,500	Gross Revenue (2025)	\$206,220
Advertising	\$1,000	Operating Expenses	(\$40,229)
Bookkeeping	\$1,250	Net Operating Income	\$165,991
Cleaning / Maintenance	\$2,500	Cap Rate (All-Cash)	9.22%
Insurance	\$5,248	w/ Office Income	\$201,991 NOI
Phone / Internet	\$1,200	Cap Rate w/ Office	11.22%
Merchant Fees	\$2,942	Year 5 Cap Rate	10.38%
Office Supplies	\$1,200	Year 5 w/ Office	12.38%
Software (Storedge)	\$2,040		
Real Estate Taxes	\$17,196		
Sales Tax	\$9,600		
Utilities	\$4,700		
TOTAL EXPENSES	\$40,229		
NET OP. INCOME	\$165,991		

Source: 2025 P&L; Statement provided by seller. Sales tax (\$9,600) may be tenant pass-through — buyer to verify. All figures represent actual 2025 operating results.

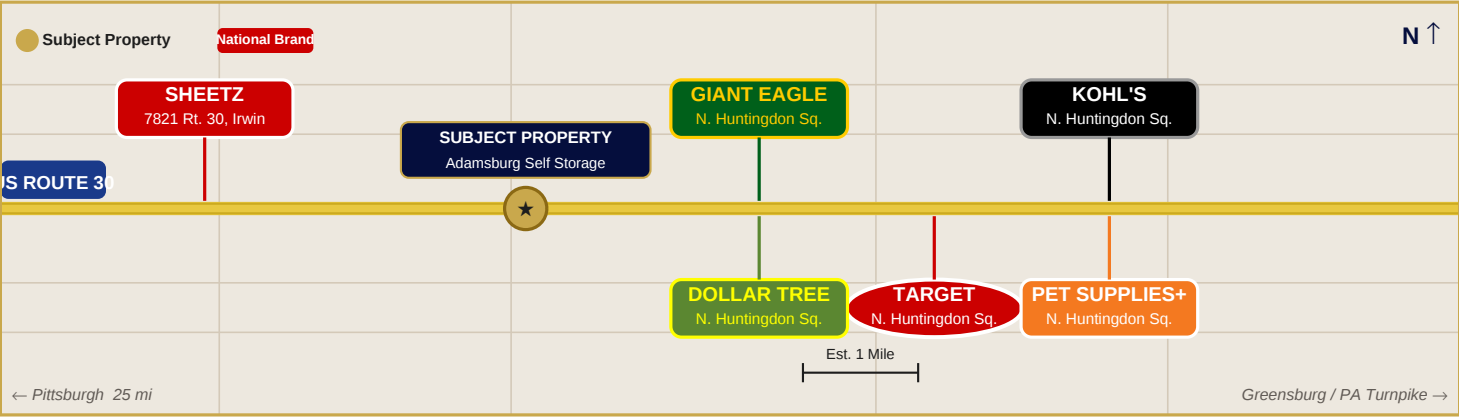
STORAGE FACILITY PHOTOS



MARKET OVERVIEW — ROUTE 30 NATIONAL RETAIL CORRIDOR

Adamsburg Self Storage sits on Lincoln Highway (Route 30), one of Western PA's busiest commercial corridors. North Huntingdon Square — less than 1 mile east — anchors the trade area with Giant Eagle, Target, Kohl's, Dollar Tree, and Pet Supplies Plus. Sheetz at 7821 Route 30, Irwin operates 24/7 just west. These national brands generate sustained daily traffic that flows directly past the facility.

SURROUNDING NATIONAL RETAILERS — ROUTE 30 TRADE AREA



NATIONAL RETAILERS — ROUTE 30 CORRIDOR

RETAILER	ADDRESS	EST. DISTANCE	TRAFFIC IMPACT
Sheetz (24/7 Fuel & Food)	7821 Route 30, Irwin, PA	Est. 0.5 mi west	24/7 traffic driver — fuel & food
Giant Eagle (Grocery)	N. Huntingdon Square, Rt. 30	Est. 0.8 mi east	Primary grocery — daily household trips
Target	N. Huntingdon Square, Rt. 30	Est. 0.8 mi east	Big-box — broad consumer base
Kohl's	N. Huntingdon Square, Rt. 30	Est. 0.8 mi east	Dept. store — high repeat frequency
Dollar Tree	N. Huntingdon Square, Rt. 30	Est. 0.8 mi east	Value retail — high-visit frequency
Pet Supplies Plus	N. Huntingdon Square, Rt. 30	Est. 0.8 mi east	Specialty — loyal repeat customers

DEMOGRAPHICS — ROUTE 30 / JEANNETTE / IRWIN TRADE AREA

METRIC	1-MILE	3-MILE	5-MILE
Population	Est. 3,800	Est. 32,000	Est. 78,000
Households	Est. 1,600	Est. 13,500	Est. 32,500
Avg. HH Income	Est. \$58,000	Est. \$68,000	Est. \$74,000
Daytime Population	Est. 3,200	Est. 26,000	Est. 64,000
Route 30 Traffic (AADT)	Est. 18,000–22,000 Vehicles Per Day (Lincoln Highway)		
Storage Supply (5-mi)	4.1 RSF/Capita vs. 7–8 National Norm (Undersupplied)		

OFFICE BUILDING PHOTOS



INVESTMENT SUMMARY

\$1,800,000 Asking Price	9.22% Cap Rate (2025 Actual)	\$165,991 2025 NOI	\$206,220 2025 Gross Revenue
10.38% Cap Rate (Year 5)	\$36,000+ Office Upside	Approx. 250 Units Expansion Ready	Opp. Zone Tax Advantage

5-YEAR PROJECTION — 2025 ACTUAL BASE (3% ANNUAL GROWTH)

METRIC	YR 1 (2025)	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 @ \$1,800,000	9.22%	9.50%	9.78%	10.08%	10.38%
Office Income (Projected)	\$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	11.22%	11.56%	11.91%	12.26%	12.63%

Year 1 = actual 2025 P&L. Years 2–5 assume 3% annual growth. Office income is projected by owner, not currently in NOI — shown separately as incremental upside. Buyer to verify all figures independently.

MARKET CAP RATE BENCHMARK

ASSET CLASS	2026 BENCHMARK	THIS PROPERTY
Class B Suburban Drive-Up	6.5% – 8.0%	—
Value-Add (Below-Mkt Rents)	7.0% – 12.0%	9.22% ✓
Class C Drive-Up (Secondary)	8.0% – 10.0%	9.22% ✓
ADAMSBURG @ \$1,800,000		9.22% → 10.38% (Yr5)

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PRICE REDUCTION — \$100,000 BELOW PRIOR ASKING PRICE

This offering was previously marketed at \$1,900,000. The revised \$1,800,000 price increases the in-place cap rate from 8.74% to 9.22% on the same documented 2025 NOI of \$165,991 — a meaningfully stronger return on fully verified operating income. Buyers who evaluated this offering previously should revisit the updated return profile.

DISCLAIMER: This Confidential Investment Offering Memorandum was prepared by Jim Schons | Real of Pennsylvania for informational purposes only. Financial figures are sourced from the seller's 2025 P&L and are believed accurate but not independently verified. Office income is projected and not currently collected. Projections assume 3% annual growth and are estimates. Buyer to conduct full independent due diligence. Strictly confidential — may not be redistributed without prior written consent.

SCHEDULE A TOUR OR REQUEST FULL DUE DILIGENCE PACKAGE

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