

RENT ROLL

FOR

914 Lily Creek Road

UNIT	TENANT	LEASE START	LEASE EXPIRATION	SF	RENT (SF)	MONTHLY	ANNUAL
101	Attorney	4/1/24	3/31/27	1,190	15.00	\$1,488.00	\$17,856.00
	Option to renew to 4/1/30						
201	Flite Access	7/1/23	12/31/26	1,500	\$15.20	\$1,900.00	\$22,800.00
102	Counseling	9/1/24	9/1/27	1,810	\$15.00	\$2,263.00	\$27,150.00
	Option to renew to 9/1/30 at a monthly lease amount of \$2,600.00.						
202	Combest Law	3/14/24	4/14/27	1,500	\$15.00	\$1,875.00	\$22,500.00
	Option to renew to 4/14/30						

Annual Income \$90,306.00

Expenses

Annual Condo Fee	\$10,804.00
Insurance for interior build outs & HVAC	\$ 850.00
Common area cleaning monthly	\$ 600.00
Property Taxes 1.16 per 1,000 dollars	\$11,020.00
Total Expenses	\$23,274.00
Net Operating Income	\$ 67,032.00

Based on a Purchase price of \$950,000.00

The Condo fee covers exterior Building maintenance, building insurance, landscaping, Snow removal, elevator, water, parking lot, trash pick-up on the grounds and dumpster.