# OLD TRAIL HEIGHTS |

\$5,250,000 \$5,532,000

"Rents have gone up, and price has come down"

5405 ASHLAR AVENUE CROZET, VIRGINIA 22932





#### BUILDING MANAGEMENT CO., LLC

818 E. Jefferson St. Suite 103 Charlottesville, VA 22902 www.bmcholdingsgroup.com

Some owners are licensed to sell real estate in the Commonwealth of Virginia

#### ROBBY NOLL

Owner 434-333-0780 robby@tbmcom.com



# MIXED USE PROPERTY LOCATED IN OLD TRAIL VILLAGE

- Desirable location in walkable urban village
- Spaces offer high ceilings, abundant light, attactive fit & finish and open floor plans
- · ZERO vacancy!

#### PROPERTY FEATURES

- Year Built: 2021
- 1st Floor Commercial: 4,097 Leasable SF
- 2nd Floor Live or Work Unit: 1.535 Leasable SF
- Floors 2-3 Residential:
   8.711 Leasable SF
- 4th Floor Residential: 3,489 Leasable SF
- Spaces with potential division/conversion

#### RESIDENTIAL FEATURES

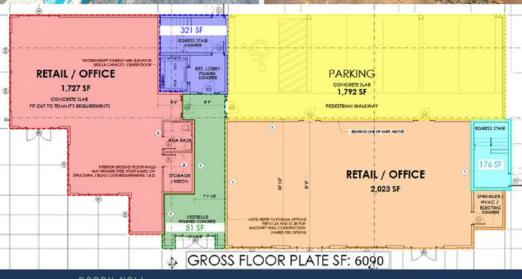
- Marble Countertops
- Stainless Steel Appliances
- In-Unit Washer/Dryer
- Elevator Access
- Secure Entry
- Option for office space conversion to residential space



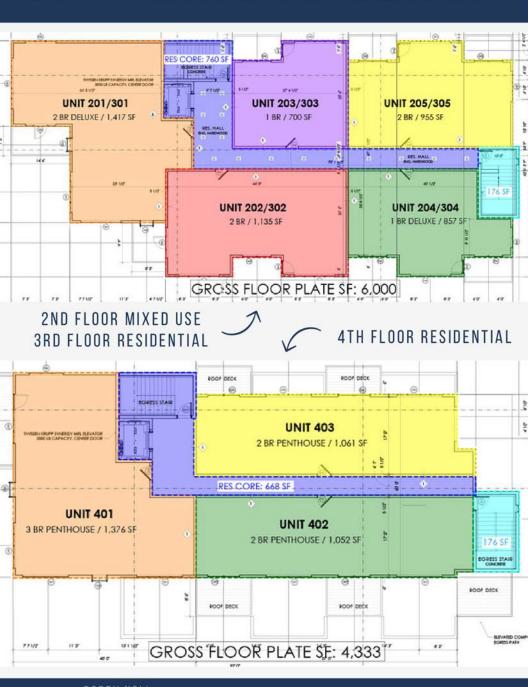






































### DEMOGRAPHICS



Charlottesville \$86,188

Crozet \$106,081



2022 ≈ Population:

1Mile ≈1.013 2Miles ≈4.026 4 Miles ≈8,052



		RENT ROLL		Curre	ent Ren	ts	Lease To	Rene	wal Rer	its	Ne	w Rents	
Unit	BD/BA	Tenant	Sqft										
OTH 101	Comm	NOVUS Home Mortgage	1,935	4,030.63	\$25.00	/sf/yr	09/30/2025	4,151.55	\$25.75	/sf/yr	4,151.55	\$25.75	/sf/yr
OTH 102	Comm	Crozet Blue Ridge Dental PLC	2,162	4,524.34	\$28.06	/sf/yr	03/29/2031	4,660.07	\$28.90	/sf/yr	4,660.07	\$28.90	/sf/yr
OTH 201	Comm	WebRTC	1,535	3,583.24	\$22.22	/sf/yr	08/31/2024	3,690.74	\$22.89	/sf/yr	3,690.74	\$22.89	/sf/yr
OTH 202	2/2	****	1,135	1,885.00	\$ 1.66	/sf/mo	06/02/2024	1,960.00	\$ 1.73	/sf/mo	2,000.00	\$ 1.76	/sf/mo
OTH 203	1/1		700	1,500.00	\$ 2.14	/sf/mo	04/27/2025	1,575.00	\$ 2.25	/sf/mo	1,720.00	\$ 2.46	/sf/mo
OTH 204	1/1		857	1,625.00	\$ 1.90	/sf/mo	06/04/2024	1,655.00	\$ 1.93	/sf/mo	1,720.00	\$ 2.01	/sf/mo
OTH 205	2/2	****	955	1,685.00	\$ 1.76	/sf/mo	08/13/2024	1,785.00	\$ 1.87	/sf/mo	1,825.00	\$ 1.91	/sf/mo
OTH 301	2/2	****	1,417	2,475.00	\$ 1.75	/sf/mo	05/05/2024	2,524.50	\$ 1.78	/sf/mo	2,550.00	\$ 1.80	/sf/mo
OTH 302	2/2	****	1,135	2,100.00	\$ 1.85	/sf/mo	04/07/2024	2,200.00	\$ 1.94	/sf/mo	2,300.00	\$ 2.03	/sf/mo
OTH 303	1/1	****	700	1,500.00	\$ 2.14	/sf/mo	08/04/2024	1,655.00	\$ 2.36	/sf/mo	1,755.00	\$ 2.51	/sf/mo
OTH 304	1/1	****	857	1,625.00	\$ 1.90	/sf/mo	06/23/2024	1,720.00	\$ 2.01	/sf/mo	1,755.00	\$ 2.05	/sf/mo
OTH 305	2/2		955	1,800.00	\$ 1.88	/sf/mo	08/04/2024	1,890.00	\$ 1.98	/sf/mo	1,945.00	\$ 2.04	/sf/mo
OTH 401	3/2		1,376	2,850.00	\$ 2.07	/sf/mo	04/27/2025	2,850.00	\$ 2.07	/sf/mo	2,901.30	\$ 2.11	/st/mo
OTH 402	2/2	****	1,052	2,375.00	\$ 2.26	/sf/mo	05/19/2024	2,400.00	\$ 2.28	/sf/mo	2,425.00	\$ 2.31	/sf/mo
OTH 403	2/2	****	1,061	2,150.00	\$ 2.03	/sf/mo	05/21/2024	2,275.00	\$ 2.14	/sf/mo	2,408.00	\$ 2.27	/sf/mo
15 Units			17,832	35.708.21				36,991.86			37,806.66		

Total Operating Income	FINANCIAL DATA	T12	2024 Budget
Total Operating Income	Income	Name and April 19	
Total Operating Income	Rental Income	421,632.31	436,344.35
Utilities - Electricity   2,979,74   3,300   Utilities - Water/sewer   7,425,83   6,900   Utilities - Internet   7,200,00   7,200   Utilities - Security   2,811,80   3,420   Utilities - Trash   3,051,96   2,880   Grounds - General   206,97   Maintenance & Repair - General Building   685,35   300   Maintenance & Repair - Roof   75,00   300   Maintenance & Repair - Roof   75,00   300   Maintenance & Repair - Locks & doors   638,56   Maintenance & Repair - Locks & doors   638,56   Maintenance & Repair - Elevator   5,712,86   5,712   Maintenance & Repair - Painting   189,10   Maintenance & Repair - Painting   189,10   Maintenance & Repair - Plumbing   1,062,53   420   Janitorial - Outdoor   137,50   330   Turnover - Maintenance & Repair   885,79   700   Turnover - Maintenance & Repair   1,600   Turnover - Lillities   57,00   Turnover - Lillities   57,00   Turnover - Keys/locks/doors   638,30   600   Fees - General Fees   7,700   7,000   Fees - General Fees   1,174,53   1,560   Turnover - Keys/locks/doors   638,30   600   Fees - Hanagement Fees   34,914,02   26,180   Fees - Hanagement Fees   1,174,53   1,560   Turnover - Keys/locks/doors   638,30   600   Fees - Hanagement Fees   1,174,53   1,560   Turnover - Keys/locks/doors   638,30   600   Fees - Hanagement Fees   1,174,53   1,560   Taxes & Licenses - Real Estate Taxes   45,768,42   39,284   Taxes & Licenses - Fees   50,00   50   Insurance   7,095,50   6,987   Passthru - Water/sewer   365,13   365,13   Passthru - Hanarce   (2,129,65)   (2,129,835)   Passthru - Taxes   (15,995,36)   (15,995,56)   (15,995,56)	Other Income	1,894.83	0.00
Utilities - Electricity 2.979.74 3.300 Utilities - Water/sewer 7.425.83 6,900 Utilities - Water/sewer 7.425.83 6,900 Utilities - Trash 7.200 00 7.200 Utilities - Trash 3.051.96 2,880 Grounds - General 2.06.97 Maintenance & Repair - General Building 685.35 300 Maintenance & Repair - Roof 75.00 300 Maintenance & Repair - Roof 75.00 300 Maintenance & Repair - Locks & doors 638.55 Maintenance & Repair - Elevator 5,712.86 5,712 Maintenance & Repair - Elevator 5,712.86 5,712 Maintenance & Repair - Papilance 566.96 600 Maintenance & Repair - HVAC 1203.98 3,450 Maintenance & Repair - Painting 189.10 Maintenance & Repair - Painting 189.10 Maintenance & Repair - Plumbing 1.062.53 420 Janitorial - Indoor 2.640.00 3,294 Janitorial - Outdoor 137.50 330 Turmover - Maintenance & Repair 885.79 Turmover - Waintenance & Repair 885.79 Turmover - Littlites 57.00 Turmover - Littlites 57.00 Turmover - Keys/locks/doors 638.30 600 Fees - General Fees / Promotions 3,853.00 7,000 Turmover - Keys/locks/doors 638.30 600 Fees - HOA Fees 34,914.02 26,180 Fees - HoA Fees 34,914.02 26,180 Fees - Hoangement Fees 34,914.02 26,180 Fees - Hoang	Total Operating Income	423,527.14	436,344.35
Utilities - Electricity	Expense		
Utilities - Water/sewer		2 979 74	3,300.00
Utilities - Internet			6,900.00
Utilities - Security   2,811.80   3,420   Utilities - Trash   3,051.96   2,800   Grounds - General   206.97   Maintenance & Repair - General Building   685.35   300   Maintenance & Repair - Roof   75.00   300   Maintenance & Repair - Windows   82.50   Maintenance & Repair - Locks & doors   638.96   Maintenance & Repair - Locks & doors   638.96   Maintenance & Repair - Locks & doors   638.96   600   Maintenance & Repair - Appliance   566.96   600   Maintenance & Repair - Plevator   830.47   Maintenance & Repair - Plevator   189.10   Maintenance & Repair - Plainting   189.50   Maintenance & Repair - Plainting   1,062.53   420   Janitorial - Indoor   2,640.00   3,294   Maintenance & Repair - Plainting   260.00   1,600   Maintenance & Repair   885.79   700   Turnover - Plainting   2,594.46   1,600   Turnover - Plainting   2,594.46   1,600   Turnover - Litilities   57.00   Turnover - Keys/locks/doors   638.30   600   Fees - General Fees   7,700   7,000   Fees - General Fees   7,700   7,000   Fees - General Fees   1,174.53   1,560   1,560   4,560   1,560   4,560   1,560			7,200.00
Utilities - Trash   3,051.96   2,880   Grounds - General   206.97			3.420.00
Grounds - General   206.97   Maintenance & Repair - General Building   685.55   300   Maintenance & Repair - Roof   75.00   300   Maintenance & Repair - Roof   75.00   300   Maintenance & Repair - Windows   82.50   Maintenance & Repair - Windows   638.56   Maintenance & Repair - Elevator   5,712.86   5,712   Maintenance & Repair - Elevator   5,712.86   690   600   Maintenance & Repair - Elevator   830.47   Maintenance & Repair - Elevator   1,203.98   3,450   Maintenance & Repair - HVAC   1,203.98   3,450   Maintenance & Repair - Plumbing   189.10   Maintenance & Repair - Plumbing   1,062.53   420   Janitorial - Indoor   2,640.00   3,294   Janitorial - Indoor   2,640.00   3,294   Janitorial - Outdoor   137.50   330   Turnover - Maintenance & Repair   885.79   700   Turnover - Maintenance & Repair   885.79   700   Turnover - Waintenance & Repair   2,594.46   1,600   Turnover - Utilities   57.00   1,600   Turnover - Weys/Nocks/doors   638.30   600   500   7000   Fees - Management Fees   34,914.02   26,180   Fees - HOA Fees   1,174.53   1,560   7,600   1,600   1,4			2.880.00
Maintenance & Repair - General Building         685.35         300           Maintenance & Repair - Roof         75.00         300           Maintenance & Repair - Windows         82.50         300           Maintenance & Repair - Locks & doors         638.66         5.712.86           Maintenance & Repair - Lecks & doors         5,712.86         5,712.86           Maintenance & Repair - Appliance         566.96         600           Maintenance & Repair - Electrical         830.47         30.47           Maintenance & Repair - Plainting         189.10         40           Maintenance & Repair - Plainting         1,062.53         420           Janitorial - Indoor         2,640.00         3,294           Janitorial - Outdoor         137.50         330           Turnover - Maintenance & Repair         885.79         700           Turnover - Painting         2,594.46         1,600           Turnover - Painting         2,594.46         1,600           Turnover - Keys/locks/doors         638.30         600           Fees - General Fees / Promotions         3,853.00         7,000           Fees - HOA Fees         1,174.53         1,560           Advertising/Promotion         -         1,000           Legal & Accountin			-
Maintenance & Repair - Roof         75.00         300           Maintenance & Repair - Windows         82.50         300           Maintenance & Repair - Locks & doors         638.55         5.712.86           Maintenance & Repair - Elevatior         5,712.86         5,712.86           Maintenance & Repair - Hophiance         566.96         600           Maintenance & Repair - Appliance         88.90.47         300.47           Maintenance & Repair - HVAC         1,203.98         3,450           Maintenance & Repair - Plumbing         1,99.10         3,204           Maintenance & Repair - Plumbing         1,062.53         420           Janitorial - Outdoor         137.50         330           Turnover - Maintenance & Repair - Plumbing         260.00         1,600           Turnover - Painting         2594.46         1,600           Turnover - Painting         2,544.46         1,600           Turnover - Littities         57.00         57.00           Turnover - Keys/locks/doors         638.30         600           Fees - General Fees / Promotions         3,853.00         7,000           Fees - Hanagement Fees         1,174.53         1,560           Fees - Hanagement Fees         1,174.53         1,560			300.00
Maintenance & Repair - Windows         82.50           Maintenance & Repair - Locks & doors         638.56           Maintenance & Repair - Elevator         5,712.86         5,712           Maintenance & Repair - Elevator         56.69.6         600           Maintenance & Repair - Appliance         830.47         330.47           Maintenance & Repair - HVAC         1,203.98         3,450           Maintenance & Repair - Painting         189.10         400.23           Maintenance & Repair - Plumbing         1,062.53         420           Janitorial - Indoor         2,640.00         3,294           Janitorial - Outdoor         137.50         330           Turnover - Maintenance & Repair         885.79         700           Turnover - Maintenance & Repair         2,594.46         1,600           Turnover - Littlites         57.00         1           Turnover - Hollithes         57.00         0           Turnover - Keys/Rocks/doors         638.30         600           Fees - General Fees / Promotions         3,853.00         7,000           Fees - HOA Fees         1,174.53         1,560           Fees - HOA Fees         1,174.53         1,560           Advertising/Promotion         2,150.00         2,343			300.00
Maintenance & Repair - Locks & doors         638.56           Maintenance & Repair - Elevator         5,712.86         5,712.86           Maintenance & Repair - Elevator         566.96         600           Maintenance & Repair - Appliance         566.96         600           Maintenance & Repair - Electrical         830.47         4.           Maintenance & Repair - Planting         189.10         .           Maintenance & Repair - Planting         1.062.53         420           Janitorial - Indoor         2.640.00         3.294           Janitorial - Outdoor         137.50         330           Turnover - Maintenance & Repair         885.79         700           Turnover - Painting         2.694.46         1,600           Turnover - Painting         2.594.46         1,600           Turnover - Vejainting         2.594.46         1,600           Turnover - Keys/locks/doors         638.30         600           Fees - General Fees / Promotions         3.853.00         7,000           Fees - HOA Fees         1,174.53         1,560           Advertising/Promotion         -         1,000           Legal & Accounting         2.150.00         2,343           Taxes & Licenses - Real Estate Taxes         45,768.42			
Maintenance & Repair - Elevator         5,712,86         5,712           Maintenance & Repair - Appliance         569,69         600           Maintenance & Repair - Electrical         830,47         -           Maintenance & Repair - HVAC         1,203,98         3,450           Maintenance & Repair - Painting         189,10         -           Maintenance & Repair - Plumbing         1,062,53         420           Janitorial - Outdoor         137,50         330           Turnover - Maintenance & Repair         885,79         700           Turnover - Maintenance & Repair         885,79         700           Turnover - Painting         2594,46         1,600           Turnover - Painting         2,594,46         1,600           Turnover - Lillities         57,00         -           Turnover - Keys/Rocks/doors         638,30         600           Fees - General Fees / Promotions         3,853,00         7,000           Fees - HOA Fees         1,174,53         1,560           Advertising/Promotion         2,150,00         2,343           Taxes & Licenses - Real Estate Taxes         45,768,42         39,284           Taxes & Licenses - Real Estate Taxes         50,00         50           Insurance         7,			
Maintenance & Repair - Appliance         566.96         600           Maintenance & Repair - Electrical         830.47            Maintenance & Repair - HVAC         1,203.98         3,450           Maintenance & Repair - Painting         189.10            Maintenance & Repair - Plumbing         1,062.53         420           Janitorial - Indoor         2,640.00         3,294           Janitorial - Outdoor         137.50         330           Turnover - Maintenance & Repair         885.79         700           Turnover - Waintenance & Repair         2,594.46         1,600           Turnover - Painting         2,594.46         1,600           Turnover - Huitities         57.00         -           Turnover - Huitities         34.914.02         26.180           Fees - General Tees / Promotions         3,853.00         7,000           Fees - HOA Fees         1,174.53         1,560		The second second second second	5.712.86
Maintenance & Repair - Electrical         830.47           Maintenance & Repair - HVAC         1,203.98         3,450           Maintenance & Repair - Painting         189.10         -           Maintenance & Repair - Plumbing         1,062.53         420           Janitorial - Indoor         2,640.00         3,294           Janitorial - Outdoor         137.50         330           Turnover - Maintenance & Repair         885.79         700           Turnover - Painting         260.00         1,600           Turnover - Painting         2,594.46         1,600           Turnover - Painting         57.00         638.30         600           Fees - General Fees/Promotions         3,853.00         7,000           Fees - HoA Fees         1,174.53         1,560           Advertising/Promotion         -         1,000           Legal & Accounting         2,150.00         2,343           Taxes & Licenses - Real Estate Taxes         45,768.42         39,284           Taxes & Licenses - Fees         50.00         50           Insurance         7,059.50         6,987           Passthru - Water/sewer         365.13         (365           Passthru - Insurance         (2,129.65)         (2,129			600.00
Maintenance & Repair - HVAC         1,203.98         3,450           Maintenance & Repair - Painting         189.10			
Maintenance & Repair - Painting         189.10           Maintenance & Repair - Plumbing         1.062.53         420           Janitorial - Indoor         2.640.00         3.294           Janitorial - Outdoor         137.50         330           Turnover - Maintenance & Repair         885.79         700           Turnover - Cleaning         260.00         1,600           Turnover - Painting         2,594.46         1,600           Turnover - Utilities         57.00         -           Turnover - Keys/locks/doors         638.30         600           Fees - General Fees / Promotions         3,853.00         7,000           Fees - General Fees / Promotions         3,853.00         7,000           Fees - HOA Fees         1,174.53         1,560           Advertising/Promotion         -         1,000           Legal & Accounting         2,150.00         2,343           Taxes & Licenses - General         796.34         39,284           Taxes & Licenses - Fees         50.00         50           Insurance         7,095.00         50           Passthru - Water/sewer         365.13         (365           Passthru - Insurance         (2,129.65)         (2,129.65)         (2,129.65)			3.450.00
Maintenance & Repair - Plumbing         1,062.53         420           Janitorial - Indoor         2,640.00         3,294           Janitorial - Outdoor         137.50         330           Turnover - Maintenance & Repair         885.79         700           Turnover - Cleaning         260.00         1,600           Turnover - Painting         2,944.46         1,600           Turnover - Painting         57.00         -           Turnover - Keys/locks/doors         638.30         600           Fees - General Fees' / Promotions         3,853.00         7,000           Fees - Management Fees         1,174.53         1,560           Advertising/Promotion         -         1,000           Legal & Accounting         2,150.00         2,343           Taxes & Licenses - Real Estate Taxes         45,768.42         39,284           Taxes & Licenses - Fees         50.00         50           Insurance         7,059.50         6,987           Passthru - Water/sewer         365.13         (365           Passthru - Insurance         (2,129.65)         (2,129           Passthru - Taxes         (15,995.36)         (15,995.36)			
Janitorial - Indoor			420.00
Janitorial - Outdoor			3.294.96
Turnover - Cleaning         260.00         1,600           Turnover - Painting         2,594.46         1,600           Turnover - Utilities         57.00         -           Turnover - Keys/locks/doors         638.30         600           Fees - General Fees / Promotions         3,853.00         7,000           Fees - Management Fees         34,914.02         26,180           Fees - HOA Fees         1,174.53         1,560           Advertising/Promotion         2,150.00         2,343           Taxes & Licenses - General         796.34         -           Taxes & Licenses - Real Estate Taxes         45,768.42         39,284           Taxes & Licenses - Fees         50.00         50           Insurance         7,059.50         6,997           Passthru - Water/sewer         365.13         365           Passthru - Insurance         (2,054.39)         2,054           Passthru - Taxes         (15,995.36)         (15,995.36)	Janitorial - Outdoor		330.00
Turnover - Cleaning         260.00         1,600           Turnover - Painting         2,594.46         1,600           Turnover - Utilities         57.00         -           Turnover - Keys/locks/doors         638.30         600           Fees - General Fees / Promotions         3,853.00         7,000           Fees - Management Fees         34,914.02         26,180           Fees - HOA Fees         1,174.53         1,560           Advertising/Promotion         2,150.00         2,343           Taxes & Licenses - General         796.34         -           Taxes & Licenses - Real Estate Taxes         45,768.42         39,284           Taxes & Licenses - Fees         50.00         50           Insurance         7,059.50         6,997           Passthru - Water/sewer         365.13         365           Passthru - Insurance         (2,054.39)         2,054           Passthru - Taxes         (15,995.36)         (15,995.36)	Turnover - Maintenance & Repair	885.79	700.00
Turnover - Painting 2,594.46 1,600 Turnover - Utilities 57.00 Turnover - Keys/locks/doors 638.30 600 Fees - General Fees / Promotions 3,853.00 7,000 Fees - Hon Fees 34,914.02 26,180 Fees - Hon Fees 1,174.53 1,560 Advertising/Promotion 1,000 Legal & Accounting 2,150.00 2,343 Taxes & Licenses - General 796.34 Taxes & Licenses - Real Estate Taxes 45,768.42 39,284 Taxes & Licenses - Fees 50.00 50 Insurance 7,059.50 598 Passhru - Water/sewer 365.13 (365 Passhru - Internet 2,054.39 2,054 Passhru - Internet (2,129.65) (2,129 Passhru - Taxes (15,995.36) (15,995.		260.00	1,600.00
Turnover - Keys/locks/doors         638.30         600           Fees - General Fees / Promotions         3,853.00         7,000           Fees - Honagement Fees         34,914.02         26,180           Fees - HOA Fees         1,174.53         1,560           Advertising/Promotion         1,000         2,343           Legal & Accounting         2,150.00         2,343           Taxes & Licenses - General         796.34         -           Taxes & Licenses - Real Estate Taxes         45,768.42         39,284           Taxes & Licenses - Fees         50.00         50           Insurance         7,059.50         6,997           Passthru - Water/sewer         365.13         365           Passthru - Internet         2,054.39         2,054           Passthru - Taxes         (2,129.65)         (2,129.65)           (15,995.36)         (15,995.36)         (15,995.36)		2,594.46	1,600.00
Fees - General Fees / Promotions         3,853.00         7,000           Fees - Management Fees         34,914.02         26,180           Fees - HOA Fees         1,174.53         1,560           Advertising/Promotion         -         1,000           Legal & Accounting         2,150.00         2,343           Taxes & Licenses - General         796.34         39,284           Taxes & Licenses - Real Estate Taxes         45,768.42         39,284           Taxes & Licenses - Fees         50.00         50           Insurance         7,059.50         6,987           Passthru - Water/sewer         365.13         (365           Passthru - Internet         2,054.39         2,054           Passthru - Insurance         (2,129.65)         (2,129           Passthru - Taxes         (15,995.36)         (15,995.36)	Turnover - Utilities	57.00	N. S.
Fees - Management Fees         34,914.02         26,180           Fees - HOA Fees         1,174.53         1,560           Advertising/Promotion         -         1,000           Legal & Accounting         2,150.00         2,343           Taxes & Licenses - General         796.34         39,284           Taxes & Licenses - Real Estate Taxes         45,768.42         39,284           Taxes & Licenses - Fees         50.00         50           Insurance         7,059.50         6,987           Passthru - Water/sewer         365.13         365.13           Passthru - Internet         2,054.39         2,054           Passthru - Insurance         (2,129.65)         (2,129.85)           Passthru - Taxes         (15,995.36)         (15,995.36)	Turnover - Keys/locks/doors	638.30	600.00
Fees - HOA Fees         1,174.53         1,660           Advertising/Promotion         -         1,000           Legal & Accounting         2,150.00         2,343           Taxes & Licenses - General         796.34         -           Taxes & Licenses - Real Estate Taxes         45,768.42         39,284           Taxes & Licenses - Fees         50.00         50           Insurance         7,059.50         6,987           Passthru - Water/sewer         365.13         (365           Passthru - Internet         2,054.49         2,054           Passthru - Insurance         (2,129.65)         (2,129           Passthru - Taxes         (15,995.36)         (15,995.56)	Fees - General Fees / Promotions	3,853.00	7,000.00
Advertising/Promotion         1,000           Legal & Accounting         2,150.00         2,343           Taxes & Licenses - General         796.34           Taxes & Licenses - Real Estate Taxes         45,768.42         39,284           Taxes & Licenses - Fees         50.00         50           Insurance         7,059.50         6,987           Passthru - Water/sewer         365.13         (365           Passthru - Internet         2,054.39         2,054           Passthru - Insurance         (2,129.65)         (2,129           Passthru - Taxes         (15,995.36)         (15,995.56)	Fees - Management Fees	34,914.02	26,180.66
Legal & Accounting         2.150.00         2.343           Taxes & Licenses - General         796.34         796.34         796.34           Taxes & Licenses - Real Estate Taxes         45.768.42         39.284           Taxes & Licenses - Fees         50.00         50           Insurance         7.059.50         6,987           Passthru - Waterisewer         365.13         (365           Passthru - Internet         2.054.39         2.054           Passthru - Insurance         (2.129.65)         (2.129           Passthru - Taxes         (15.995.36)         (15.995.36)	Fees - HOA Fees	1,174.53	1,560.00
Taxes & Licenses - General         796.34           Taxes & Licenses - Real Estate Taxes         45.768.42         39.284           Taxes & Licenses - Fees         50.00         50           Insurance         7.059.50         6,987           Passthru - Water/sewer         365.13         (365.13           Passthru - Internet         2.054.39         2.054.49           Passthru - Insurance         (2.129.65)         (2.129.65)           Passthru - Taxes         (15.995.36)         (15.995.36)	Advertising/Promotion	-	1,000.00
Taxes & Licenses - Real Estate Taxes         45,768.42         39,284           Taxes & Licenses - Fees         50.00         50           Insurance         7,059.50         6,997           Passthru - Water/sewer         365.13         (365.           Passthru - Internet         2,054.49         2,054.           Passthru - Insurance         (2,129.65)         (2,129.           Passthru - Taxes         (15,995.36)         (15,995.	Legal & Accounting	2,150.00	2,343.12
Taxes & Licenses - Fees         50.00         50           Insurance         7.059.50         6,987           Passthru - Waterisewer         365.13         (365           Passthru - Internet         2,054.39         2,054           Passthru - Insurance         (2,129.65)         (2,129           Passthru - Taxes         (15,995.36)         (15,995.36)	Taxes & Licenses - General	796.34	
Insurance   7,059.50   6,987     Passthru - Water/sewer   365.13   (365     Passthru - Internet   2,054.39   2,054     Passthru - Insurance   (2,129.65)   (2,129     Passthru - Taxes   (15,995.36)   (15,995.36)	Taxes & Licenses - Real Estate Taxes	45,768.42	39,284.00
Passthru - Water/sewer         365.13         (365.           Passthru - Internet         2.054.39         2.054.           Passthru - Insurance         (2.129.65)         (2.129.           Passthru - Taxes         (15.995.36)         (15.995.	Taxes & Licenses - Fees	50.00	50.00
Passihru - Internet         2,054.39         2,054           Passihru - Insurance         (2,129.65)         (2,129.65)           Passihru - Taxes         (15,995.36)         (15,995.36)	Insurance	7,059.50	6,987.30
Passthru - Insurance (2,129 65) (2,129 Passthru - Taxes (15,995 36) (15,995 36)	Passthru - Water/sewer	365.13	(365.13)
Passthru - Taxes (15,995.36) (15,995	Passthru - Internet	2,054.39	2.054.39
	Passthru - Insurance	(2,129.65)	(2,129.65)
	Passthru - Taxes	(15,995.36)	(15,995.36)
Carlot Annual Carlot and Carlot a	Total Operating Expense	121,996.98	110,577.15
NOI - Net Operating Income 301,530.16 325,767.	NOI - Net Operating Income	301 530 16	325,767,20

Old Trail Heights is a newly constructed, mixed-use property completed in 2019. This sleek building is located in Crozet, VA, just minutes from Charlottesville; home of the University of Virginia.

Consisting of 12 residential, 2 commercial and one live / work space, Old Trail Heights is conveniently located near the center of Old Trail Village and offers an array of community dining and retail options, an 18-hole golf club, swim club, and ACAC fitness center.

It is also located in the Western Albemarle County school system and is walkable to all 3 grade level schools.



<sup>\*</sup> Passthru's reflect commercial tenant reimbursement

<sup>\*\*</sup> Landlord pays for one additional commercial internet service