

## 741 Old Brandy Rd, Culpeper, VA

### 2025 Average Monthly Operating Expenses

<b>Real Estate Taxes +/-</b>		\$	2,500
<b>Electric</b>	Tenant Pays	\$	-
<b>Gas</b>	Tenant Pays	\$	-
<b>Water</b>	Tenant Pays	\$	-
<b>Internet</b>	Tenant Pays	\$	-
<b>Phones</b>	Tenant Pays	\$	-
<b>Insurance</b>		\$	2,210
		\$	<b>4,710</b>

**Operating Expense**  
**PSF** **\$1.03**

Monthly Rent Payment	\$	2,555.33
Annual Rent Payments	\$	30,664.00
3% Annual Escalation		

Note: Tenant pays 1/2 annual real estate tax