

XTRA INC owns 39 actual properties in the Huntington, WV Area. That includes 34 houses, two standalone 1 BR and 2 BR apartments, one duplex, and three vacant lots. All but two properties that XTRA INC owns are located between 24<sup>th</sup> and 25<sup>th</sup> St, and 3<sup>rd</sup> and 5<sup>th</sup> Ave. The only exceptions are 2483 Collis Ave, which is close to the others, and 236 W 7<sup>th</sup> Ave, which is not. There are currently 32 units that are capable of generating income. There are about 6 more units that would be ready with some degree of renovations. Of these, there are about 3 units that would require a significant amount of renovations. The bulk of the properties that are rentable have gone through large amounts of renovations while some still need some TLC but were still able to rent. There is a decent mixture of really well done homes and some that need updates. XTRA INC would work to transfer the current leases, and current tenant contact info to the Purchaser.

XTRA INC usually required a year lease.

XTRA INC currently has 5 HUD Assisted Tenants

XTRA INC requires the tenants pay all utilities (the duplex is the only exception to that rule)

XTRA INC required a security deposit equal to one month's rent.

XTRA INC required a separate pet deposit in instances that pets were allowed

XTRA INC supplied a Washer/Dryer pair for an additional monthly fee

XTRA INC provided a grass cutting service for an additional monthly fee

If there is an interest in acquiring additional properties in this area, there are still several properties that XTRA INC was intending on trying to acquire to continue to expand but never was able to. I have contacts for these properties and would be willing to help setup the initial contact of the owners if this is something of interest.

This listing initially went active with Old Colony starting June 10<sup>th</sup>, 2018.