

Tenant Lease Cost & Seller Estimated Expenses 2024-2025

132 B Douglas Rd - Lease expires March 30, 2026

Rent: \$1,850.00 per month

Security Deposit held: \$1,850.00 - "Lease Renews 03.31.2026"

132 A Douglas Rd Lease expires September 31, 2025

\$1,850.00 per month

Security Deposit Held: \$1,850.00 - "Lease renews 07.31.2026"

***Total Gross Annual Income: \$44,100.00 – Net \$34,816.00**

Seller Expenses Unit A & B

Property Taxes: \$4324.00

HOA: \$2160.00

Miscellaneous Repairs: \$2400.00

Pest Control: \$400.00

Trash Collection: HOA

Yard & Common Areas: HOA

***Total Estimated Seller Expenses 2024 : \$9,284.00**

***Roof Replaced 2018 - Building Exterior Refurbished & Painted 02.20.2025**