

<b>Building 40</b>	4155 sf	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
	income	\$62,275	\$68,717	\$70,526	\$77,340
	expense	\$8,870	\$12,839	\$12,291	\$9,412
	<b>P&amp;L</b>	<b>\$53,405</b>	<b>\$55,878</b>	<b>\$58,235</b>	<b>\$67,928</b>
<b>Notes</b>	40-101	Current rent is \$1625 with one pet (\$25/mo). Partial furnishings include: dining table and chairs, bookshelf, club chair, bunk bed, 3 dressers. Lease goes to 3/31/2026			
	40-102 "Candy Condo"	Fully furnished. Current tenant has been renewing 6 months at a time. Current lease goes until 2/28/2026. Renewal offered at \$2200. Furnishings include all furniture, appliances: washer, dryer, refrigerator, dishwasher, microwave. Furnishings include regular framed art, all linens, furniture and accessories in photos. Custom framed art pieces are not included.			
	40-101 "French Farm Townhouse"	Fully furnished. Rented MTM at \$2500/mp expected through the end of 2026 as tenants on Clarkrange pipeline project. Furnishings include regular framed art, all linens, furniture, piano and accessories in photos. Custom framed art not included			
	Jamestown Court Notes	From the time the property was built between 2008 and 2010, Jamestown Court was one complex. In August of 2025 the property was converted using the Condo Act and registered as separate condos with the land and storage being common areas. The new HOA is Jamestown Court Condominim Association. The listing agent, Murette St John, is also an owner in partership with her husband, Roy St John.			