

**4820 University Drive, Unit 1
Huntsville, AL 35816**

Original Lease Term	2/01/2025 through 3/31/2025		Two months free rent
	4/01/2025 though 3/31/2030		\$1,500 monthly, flat rate, no increases
Renewal Option 1	4/1/2030	3/31/2035	\$1,650 monthly, flat rate, no increases
Renewal Option 2	4/1/2035	3/31/2040	\$1,815 monthly, flat rate, no increases
Current Income, Annually	18,000		
Condo Dues, Annually*	2,100		
Property Taxes	872		
Net Income	<hr/> 15,028		

*Condo dues are billed at \$175 per rmonth and include expnses for common areas and insurance, to include flood insurance due to property being in flood fringe zone.