

Rent Roll: 408 S. Saluda Avenue, Columbia SC, 29205

CURRENT LEASES: 100% Leased, 8/10/24 to 7/30/25

Unit	BR's	BA's	Monthly Rent	Annual Rent	Lease Start	Lease Expiration
Unit A		3	3	\$2,600	\$31,200	8/10/2024 7/30/2025
Unit B		3	3	\$2,600	\$31,200	8/10/2024 7/30/2025
Unit C		3	3	\$2,600	\$31,200	8/10/2024 7/30/2025
Unit D		3	3	\$2,600	\$31,200	8/10/2024 7/30/2025
Total		12	12	\$10,400	\$124,800	

CURRENT EXTENDED LEASES: Already 100% Leased, 8/1/25 to 7/24/26

Unit	BR's	BA's	Monthly Rent	Annual Rent	Lease Start	Lease Expiration
Unit A		3	3	\$3,034	\$36,408	8/1/2025 7/24/2026
Unit B		3	3	\$3,034	\$36,408	8/1/2025 7/24/2026
Unit C		3	3	\$3,034	\$36,408	8/1/2025 7/24/2026
Unit D		3	3	\$3,034	\$36,408	8/1/2025 7/24/2026
Total		12	12	\$12,136	\$145,632	

PROJECTED LEASES, 8-1-26 to 7-31-27

Unit	BR's	BA's	Monthly Projected Rent	Annual Projected Rent	Lease Start	Lease Expiration
Unit A		3	3	\$3,570	\$42,840	8/1/2026 7/31/2027
Unit B		3	3	\$3,570	\$42,840	8/1/2026 7/31/2027
Unit C		3	3	\$3,570	\$42,840	8/1/2026 7/31/2027
Unit D		3	3	\$3,570	\$42,840	8/1/2026 7/31/2027
Total		12	12	\$14,280	\$171,360	