

*Monthly Dumpster Fee paid for by owner

Address | Bed/Bath | Monthly Income

619 JMD | 5 Bedroom 2 Bath | \$1,750.00 Monthly

619 Rear | 1 Bedroom Garage Apt | \$600.00 Monthly

620 JMD | 4 Bedroom 2 Bath | \$1,600.00 Monthly

620 Rear | 1 Bedroom Garage Apt | \$550.00 Monthly

621 JMD | 3 Bedroom 2 Bath | \$1,200.00 Monthly

622 JMD | 4 Bedroom 2 Bath | \$1,600.00 Monthly

623 JMD | 2 Bedroom 1 Bath | \$650.00 Monthly

623 1/2 JMD | 3 Bedroom 2 Bath | \$1,000.00 Monthly

626 JMD | 4 Bedroom 2 Bath | \$1,600.00 Monthly

627 JMD | 4 Bedroom 2.5 Bath | \$1,600.00 Monthly

628 JMD | 4 Bedroom 2 Bath | \$1,600.00 Monthly

649 JMD | 5 Bedroom 2 Bath | \$1,750.00 Monthly

Total: \$15,500.00 Monthly

Address | Insurance | Yearly Municipal Fee

| | | |
|----------|------------|----------|
| 619 JMD | \$1,956.70 | \$262.00 |
| 619 Rear | | |
| 620 JMD | \$1040.69 | \$266.08 |
| 620 Rear | \$817.47 | |
| 621 JMD | \$1070.86 | \$199.36 |
| 622 JMD | \$1044.72 | \$215.64 |
| 623 JMD | \$1289.00 | \$242.24 |
| 623 1/2 | | |
| 626 JMD | \$1080.91 | \$217.24 |
| 627 JMD | \$990.42 | \$216.84 |
| 628 JMD | \$1084.93 | \$226.64 |
| 649 JMD | \$1100.02 | \$222.40 |

*Information Provided by Seller

Student Housing Portfolio - Marshall University

Roof Replacements

- 619 John Marshall Drive - Roof Replaced 2020
- 619 John Marshall Drive (Rear Apartment) - Rubber Roof Replaced 2023
- 621 John Marshall Drive - Porch Roof Replaced 2023
- 622 John Marshall Drive - Roof Replaced 2023
- 626 John Marshall Drive - Roof Replaced 2024
- 627 John Marshall Drive - Porch Roof Replaced 2023
- 628 John Marshall Drive - Roof Replaced 2023
- 649 John Marshall Drive - Porch Roof Replaced 2023

HVAC Improvements

- 626 John Marshall Drive - Split Unit HVAC for Attic Unit 2023
- 627 John Marshall Drive - Split Unit HVAC for Attic Unit 2023
- 649 John Marshall Drive - Split Unit HVAC for Attic Unit 2023

Electrical Upgrades

All buildings have received upgraded electrical services (from the pole) to 250 Amp Boxes.
These upgrades have been completed within the last 5 years.