

7 N Ashley Street Units - Rent Roll

128-132 N Ashley Street, Valdosta Georgia 31601

Rent Roll and Proforma as of 11/17/2025

Door Count	Unit	Tenant	Status	BR	BA	Square Footage	Lease Start	Lease End	Current Rent	Market Rent
1	130 A	D. Johnson	Current	1	1		05/01/2018	MTM	\$1,000	\$1,050
2	130 B	E. Norman	Current	1	1		04/01/2023	03/31/2026	\$925	\$1,050
3	130 C	J. Phelps	Current	1	1		05/15/2020	MTM	\$1,050	\$1,050
4	130 D	A. Hanible	Current	1	1		12/06/2024	11/30/2025	\$1,050	\$1,050
5	132 B	L. Mehls	Current	2	2		12/04/2024	11/30/2025	\$1,250	\$1,250
6	132 A - Bistro Suite	Bistro	Current			1,800	05/17/2002	MTM	\$2,050	\$2,050
7	128 - Retail Suite		Vacant			3,600			\$3,600	\$3,600
7 doors						10,800			\$10,925	\$11,100
	Current Rent Valuation		JOHN COURSON - GA RE License # 342868 jtcourson@gmail.com c: 229-251-4632 o: 229-244-3535						Potential Rent Valuation	
	Total Monthly Rent	\$10,925							Total Monthly Rent	\$11,100
	Annual Gross Rent	\$131,100							Annual Gross Rent	\$133,200
30.00%	30% Operating Expenses	-\$39,330						30.00%	30% OPEX	-\$39,960
Asking Price	Net Operating Income	\$91,770						Asking Price	NOI	\$93,240
\$1,295,000	Cap Rate	7.09%						\$1,295,000	Cap Rate	7.20%