

1012 - 1034 Hickory Hill Ln Townhomes Rent Roll, as of 1/15/2026:									
Unit #:	Sq Ft:	Tenant Name:	Rent:	Deposit:	Term:	Status:	Air filter:	Phone:	Email:
1012	1050	Johna Jackson	\$ 1,300.00	\$ 1,300.00	6/13/22 - 6/12/23	MTM	16x18x1	615-977-9843	johnaj215@gmail.com
1014	1050	Monica McCain	\$ 1,400.00	\$ 1,400.00	1/9/26 - 1/8/27	Current	16x18x1	615-426-4907	luvmonicamichelle@yahoo.com
1016	1050	Chad Partee	\$ 1,300.00	\$ 1,300.00	8/8/25 - 8/7/26	Current	14x20x1	901-455-6438	chadpartee1@gmail.com
1018	1050	Melody Paxton	\$ 1,200.00	\$ 1,200.00	4/1/22 - 3/31/23	MTM	14x18x1	615-602-0495	mellygurl@gmail.com
1020	1050	Rontez & Kayla Parker	\$ 1,200.00	\$ 1,100.00	(moved from #1032)	MTM	14x18x1	615-864-3991	Rtparker32@gmail.com, kayladiviney1@gmail.com
1022	1050	Saul Garrett	\$ 1,000.00	\$ 650.00	9/1/23 - 8/31/24	MTM	14x18x1	615-403-7231	youthier1@msn.com
1024	1050	Carla Brown	\$ 1,400.00	\$ 1,400.00	2/1/26 - 1/31/27	Current	16x18x1	615-498-6846	carlab594@gmail.com
1026	1050	Jada Caldwell	\$ 1,300.00	\$ 1,300.00	7/1/23 - 6/30/24	MTM	16x18x1	615-554-7805	j.brooke716@gmail.com
1028	1050	Beatrice Shivers	\$ 895.00	\$ 450.00	7/21/12 - 7/20/13	MTM	16x18x1	615-926-6515	savediva.bh@gmail.com
1030	1050	Kenneth Dukes	\$ 1,400.00	\$ 1,400.00	1/16/25 - 1/15/26	MTM	14x18x1	334-413-7288	kennethdukes824@gmail.com
1032	1050	VACANT, remodeling	\$ 1,400.00	\$ -			14x18x1		
1034	1050	John Mark Bardfield	\$ 850.00	\$ 850.00	6/1/22 - 5/31/24	MTM	14x18x1	865-385-1176	johnmark@hydrocore.net
12-units	12600		\$14,645.00	\$ 12,350.00					
		Monthly Expenses:			Annual Expenses (monthly x12):				
		Property Taxes	\$1,954.64		Property Taxes	\$23,455.62			
		Insurance	\$749.73		Insurance	\$8,996.76			
		Pest Control	\$225.00		Pest Control	\$2,700.00			
		Repairs & Maintenance	\$208.12		Repairs & Maintenance	\$2,497.44			
		Trash (communal dumpster)	\$135.00		Trash (communal dumpster)	\$1,620.00			
		Lawn & Landscaping	\$360.00		Lawn & Landscaping	\$4,320.00			
		Total monthly expenses:	\$3,632.49		Total annual expenses:	\$43,589.82			
		Monthly Cash Flow:	\$11,012.52		Annual Cash Flow:	\$132,150.18			