

ANNUAL PROPERTY OPERATING DATA			2025	FROM OWNER	INTERVIEW
2601 Hwy 52 Moncks Corner, SC 29461	17,346 SF	2 Tenant Can Add 1 more 2,000SF	Triple Net	Berkeley County	NOT in City limits. NO business license fee
GROSS RENTAL INCOME ACTUAL			NNN 1@ \$409425.48	1@ \$33427.44	VACANT 2,000 SF
Vacancy ADD \$42000.00 when leased				Monthly BFP	Monthly CT
EFFECTIVE RENTAL INCOME			\$442853.00	\$34108.79	\$2785.62
Plus:					
GROSS OPERATING INCOME			\$442853.00		
OPERATING EXPENSES:					
Real Estate Taxes			NNN		
Personal Property Taxes			0.00		
Property Insurance			0.00		
Off Site Management			6000.00		
Payroll- On Site Personnel			0.00		
Expenses/ Benefits			0.00		
Taxes/Worker's Comp.			0.00		
Repair and Maintenance			3450	Attributed	to CT space only
Utilities:			0.00		
Electric and Gas			0.00		
Water and Sewer			0.00		
Disposal			0.00		
Accounting and Legal					
Real Estate Leasing Commissions					
Advertising/Licenses/ Permits					
Supplies					
Miscellaneous			HOA 0.00		
Contract Services:					
Solid waste fee			included in	RE Taxes	NNN
Lawn Care			NNN		
Back Flow Prevention			NNN		
TOTAL OPERATING EXPENSES			9450.00		
NET OPERATING INCOME			433403.00		
Less: Annual Debt Services			0.00		
CASH FLOW BEFORE TAXES			433403.00		
The statement and figures herein while not guaranteed are secured from sources we believe authoritative. 2025 BG, CCIM					