

116 Lithia Way	Proforma Median	2025 Appraisal	2025 P&L	2024 P&L	2023 P&L	2022 P&L	2021 P&L	2020 P&L
Gross Annual Income	\$77,640	\$75,252	\$64,230	\$52,500	\$40,780	\$49,888	\$52,629	\$48,115
Gross Monthly Income	\$6,470 [1]	\$6,271	\$5,353	\$4,375	\$3,398	\$4,157	\$4,386	\$4,010
Property Taxes [2]	\$8,218 [3]	\$7,366	\$2,634 [4]	\$7,366	\$7,286	\$7,001	\$6,736	\$6,234
% Change YOY - Taxes	4.0% [5]	-	-64.2%	1.1%	4.1%	3.9%	8.1%	-
Insurance	\$3,779	\$3,300	\$3,679	\$3,306	\$3,063	\$2,540	\$2,218	\$1,626
% Change YOY - Insurance	14.5% [6]	-	11.3%	7.9%	20.6%	14.5%	36.4%	-
Utilities	\$6,597	\$6,000	\$5,976	\$5,733	\$5,214	\$4,476	\$4,800	\$4,349
% Change YOY - Utilities	10.0% [7]	-	4.2%	10.0%	16.5%	-6.8%	10.4%	-
Maintenance	\$4,315 [8]	\$5,000	\$2,269	\$5,024	\$21,418	\$4,315	\$1,011	\$354
General & Administrative	\$2,108 [9]	\$1,000	\$2,145	\$1,354	\$7,631	\$2,071	\$4,918	\$199
Total Reported Expenses [10]	-	-	\$16,703	\$24,883	\$46,243	\$22,398	\$21,789	\$14,687
Vacancy Loss (3%) [11]	\$2,329	\$2,258	-	-	-	-	-	-
Reserves (3%) [12]	\$2,259	\$2,190	-	-	-	-	-	-
Management (4%) [13]	\$3,012	\$2,920	\$2,569	\$2,100	\$1,631	\$1,996	\$2,105	\$1,925
Total Common Expenses	\$30,289	\$27,776	\$17,127	\$23,529	\$38,613	\$20,327	\$16,871	\$14,488
Net Monthly Income	\$3,752	\$3,768	\$3,925	\$2,414	\$181	\$2,463	\$2,980	\$2,802
Net Annual Income [14]	\$45,022	\$45,219	\$47,103	\$28,971	\$2,167	\$29,561	\$35,758	\$33,627
Cap Rate	5.92%	5.95%						
Listing Price	\$760,000							
\$/Unit	\$95,000							
\$/SqFt (GBA)	\$197							
\$/SqFt (GFA)	\$173							

Suite	Tenant	SqFt	Rent	\$/SqFt	Current Lease Start	Current Lease End	Lease Term Years	Security Deposit
1	Harana	400	\$1,000	\$2.50	10/1/2023	9/30/2026	3+	\$800
2	Harana	602	\$2,100 [15]	\$2.18	6/12/2023	6/30/2026	3+	\$2,000 [16]
3	Westbrook	330	\$720	\$2.18	7/1/2024	6/30/2026	2+	\$700
4	Harana	361	-	\$2.18	6/12/2023	6/30/2026	3+	-
5	Modern Doors & Closets	274	\$700	\$2.55	9/11/2024	9/30/2025	1+	\$700
6	Kathy Werner	150	\$400	\$2.67	8/1/2025	7/31/2026	1+	\$400
7	Caitlyn Flegel	203	\$700	\$3.45	3/1/2026	2/28/2029	3+	\$700
8	[VACANT]	320	\$850 [17]	\$2.66	-	-	-	-
Total	Gross Leaseable Area (GLA)	2640	\$6,470	\$2.45	-	-	-	\$5,300
Comman Area	Stairwells	240						
Common Area	Restrooms, Hallways, Storage	970			Seller Notes: All leases have option to extend. Breezeway used by the restaurant for outdoor dining is ~9'7" wide by 64'4" long. Upstairs hallway was measured at 247 SqFt when the floor was redone. There is another ~ 6'x2' closet and an electrical closet with a small storage area upstairs. Three bathrooms measure ~70-80 SqFt, a downstairs electrical closet, two stairwells, and shared trash areas.			
Subtotal	Gross Building Area (GBA)	3850						
Common Area	First Floor Breezeway	550						
Total	Gross Floor Area (GFA)	4400						

Recent Improvements (2023-2025)	Year
Exterior paint	2023
Garden	2024
Replaced flooring in upstairs hall (LVP)	2025
Suite 7 - repainted, new flooring	2025
Suite 5 - carpet replaced in front half, repainted	2024
Sanded, primed, painted stairwell banisters	2024

- [1] Income per current rent roll.
- [2] As reported by Jackson County from 2020 through 2024.
- [3] Taxes per Jackson County for 2025 plus median percentage change YOY from 2020 through 2024.
- [4] Partial payment; total property taxes were \$7,901.5 for 2025.
- [5] Median percentage change YOY in property taxes per P&Ls from 2020 through 2025.
- [6] Median percentage change YOY in insurance expense per P&Ls from 2020 through 2025.
- [7] Median percentage change YOY in utility expenses per P&Ls from 2020 through 2025.
- [8] Median maintenance expenses per P&Ls from 2020 through 2025.
- [9] Median general administrative expenses per P&Ls from 2020 through 2025.
- [10] Per P&Ls from 2020 through 2025.
- [11] Vacancy loss at 3% per 2025 appraisal.
- [12] Reserves at 3% per 2025 appraisal.
- [13] Management at 4% per 2025 appraisal.
- [14] Gross Annual Income less Vacancy Loss and Total Common Expenses.
- [15] Total combined monthly rent for Suite 2 & 4 is \$2,100 per 2023 lease agreement.
- [16] Combined security deposit for Suite 2 & 4 is \$2,000 per 2023 lease agreement.
- [17] Formerly rented for \$850 per month; vacant since September 2025. 'For Lease' signs have been posted.