

Montgomery Duplex Portfolio

|                         | Asking Price | Monthly Rent Roll | Yearly Rents | Yearly Taxes | Monthly Taxes | Insurance |
|-------------------------|--------------|-------------------|--------------|--------------|---------------|-----------|
| 3447 Wilmington A and B | \$140,000.00 | \$1200.00         | \$14400.00   | \$826.00     | \$68.83       | \$1080.00 |
| 317/319 Boyce Street    | \$70,000.00  | \$1175.00         | \$14100.00   | \$233.00     | \$19.42       | \$750.00  |
| 122 W South St          | \$120,000.00 | \$750.00          | \$9000.00    | \$936.59     | \$78.05       | \$1107.00 |
| 124 W South St          |              | \$650.00          | \$7800.00    |              |               |           |
| 130 W South St          | \$120,000.00 | \$650.00          | \$7800.00    |              |               | \$1076.00 |
| 132 W South St          |              | \$775.00          | \$9300.00    |              |               |           |
| 719 Ridgemont           | 85,000       | \$750.00          | \$9000.00    | \$263.19     | \$21.93       | \$1025.00 |
| 721 Ridgemont           |              | \$750.00          | \$9000.00    |              |               |           |
| 401 Huestess A          | 115,000      | \$775.00          | \$9300.00    | \$576.00     | \$48.00       | \$1117.61 |
| 401 Huestess B          |              | \$650.00          | \$7800.00    |              |               |           |
|                         |              |                   |              |              |               |           |
| Totals                  | 650000       | \$8125.00         | \$97500.00   | \$2834.78    |               | \$6155.61 |
|                         |              |                   |              |              |               |           |
|                         |              |                   |              |              |               |           |
|                         |              |                   | Net Profits  | \$88509.61   |               |           |
|                         |              |                   | Cap Rate:    | 14.05%       |               |           |
|                         |              |                   |              |              |               |           |
|                         |              |                   |              |              |               |           |
|                         |              |                   |              |              |               |           |
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|                         |              |                   |              |              |               |           |

|                         | Monthly Insurance |
|-------------------------|-------------------|
| 3447 Wilmington A and B | \$90.00           |
| 317/319 Boyce Street    | \$62.50           |
| 122 W South St          | \$92.25           |
| 124 W South St          | 0                 |
| 130 W South St          | \$89.67           |
| 132 W South St          | 0                 |
| 719 Ridgemont           | \$85.42           |
| 721 Ridgemont           |                   |
| 401 Huestess A          | \$93.13           |
| 401 Huestess B          |                   |
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| Totals                  |                   |
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