

2025	Lease Expires or Month-to-Month	Rent	Bed	Bath	Loss to Lease	Market Rent -HUD	Capex/Reno Date	CAPEX Costs
306 KIDDER ST	month-to-month	\$850.00	1	1	\$577.00	\$1,427.00		
306 1/2 KIDDER ST	month-to-month	\$850.00	1	1	\$577.00	\$1,427.00		
1219 S 4th (NA LLC)	month-to-month	\$1,300.00	2	1	\$280.00	\$1,580.00	2024	\$21,150.00
1220 hooper (NA LLC)	month-to-month	\$850.00	3	1	\$1,200.00	\$2,050.00		\$2,200.00
Lullwater 145 #101	month-to-month	\$1,200.00	2	2	\$380.00	\$1,580.00		
#102	month-to-month	\$1,250.00	2	2	\$330.00	\$1,580.00	2024	\$11,500.00
#103	2026-11-30	\$1,250.00	2	2	\$330.00	\$1,580.00		
#104	month-to-month	\$1,200.00	2	2	\$380.00	\$1,580.00		
#201	month-to-month	\$975.00	1	1.5	\$452.00	\$1,427.00		
#202	month-to-month	\$995.00	1	1.5	\$432.00	\$1,427.00	2024	\$5,620.00
#203	month-to-month	\$995.00	1	1.5	\$432.00	\$1,427.00	2024	\$4,850.00
#204	month-to-month	\$995.00	1	1.5	\$432.00	\$1,427.00	2024	\$3,800.00
#205	month-to-month	\$995.00	1	1.5	\$432.00	\$1,427.00		
#206	month-to-month	\$990.00	1	1.5	\$437.00	\$1,427.00	2020	\$3,800.00
#207	2026-07-31	\$995.00	1	1.5	\$432.00	\$1,427.00	2024	\$3,900.00
#208	2026-02-28	\$995.00	1	1.5	\$432.00	\$1,427.00	2020	\$3,800.00
Lullwater 149 #101	month-to-month	\$1,300.00	2	2	\$280.00	\$1,580.00	2019	\$3,850.00
#102	month-to-month	\$1,125.00	2	2	\$455.00	\$1,580.00		
#103	month-to-month	\$1,200.00	2	2	\$380.00	\$1,580.00		
#104	month-to-month	\$1,300.00	2	2	\$280.00	\$1,580.00		
#201	2026-09-30	\$995.00	1	1.5	\$432.00	\$1,427.00	2025	\$2,640.00
#202	month-to-month	\$960.00	1	1.5	\$467.00	\$1,427.00	2019	\$5,200.00
#203	month-to-month	\$995.00	1	1.5	\$432.00	\$1,427.00	2024	\$3,250.00
#204	2026-05-31	\$995.00	1	1.5	\$432.00	\$1,427.00	2025	\$2,560.00
#205	month-to-month	\$980.00	1	1.5	\$447.00	\$1,427.00	2024	\$3,896.00
#206	2026-11-30	\$995.00	1	1.5	\$432.00	\$1,427.00	2024	\$3,950.00
#207	month-to-month	\$995.00	1	1.5	\$432.00	\$1,427.00		
#208	2026-01-31	\$995.00	1	1.5	\$432.00	\$1,427.00		
Liberty Lofts & Condos 145/149 Lullwater	N/A							
1112 Floral Parkway	2026-08-31	\$2,200.00	3	2	-\$150.00	\$2,050.00	2025	\$82,500.00
1421 Wellington Avenue	month-to-month	\$1,900.00	3	1	\$150.00	\$2,050.00	2017	\$21,500.00
1423 Wellington Avenue	month-to-month	\$1,250.00	2	1	\$330.00	\$1,580.00		
1425 Wellington Avenue	2026-05-31	\$1,300.00	2	1	\$280.00	\$1,580.00		
1427 Wellington Avenue	month-to-month	\$1,900.00	3	3	\$150.00	\$2,050.00	2024	\$18,500.00
				2 -1.5				
1902 Carolina Beach Road	Month-to-Month	\$1,350.00	N/A	Baths	\$1,150.00	\$2,500.00	2023	\$35,400.00
1906 Carolina Beach Road	2026-03-30	\$1,750.00	3	1	\$300.00	\$2,050.00	2024	\$32,500.00
1910 Carolina Beach Road	Month-to-Month	\$2,300.00	4	2	\$200.00	\$2,500.00	2021/2024	\$56,500.00
157 Northern Blvd. - 1	2026-06-30	\$1,600.00	2	1	-\$20.00	\$1,580.00	2017	\$6,500.00
157 Northern Blvd. -B	2026-01-31	\$1,350.00	2	2	\$230.00	\$1,580.00	2025	\$21,500.00
157 Northern Blvd. - A	2026-10-31	\$1,400.00	2	1	\$180.00	\$1,580.00	2025	\$12,500.00
305 Willard Street - 1 (NA LLC)	month-to-month	\$2,350.00	3	2	-\$300.00	\$2,050.00	2024	\$89,450.00
407 Red Cross Street - A (NA LLC)	month-to-month	\$1,050.00	2	1	\$530.00	\$1,580.00	2025	\$7,900.00
407 Red Cross Street - B	month-to-month	\$1,030.00	1	1	\$397.00	\$1,427.00	2025	\$7,900.00
407 Red Cross Street - C	month-to-month	\$920.00	1	1	\$507.00	\$1,427.00	2017	\$7,850.00
407 Red Cross Street - D	month-to-month	\$1,225.00	2	1	\$355.00	\$1,580.00		
509 Walnut Street - 1 (NA LLC)	month-to-month	\$1,500.00	3	1.5	\$550.00	\$2,050.00	2025	\$35,600.00
509 Walnut Street - 2	month-to-month	\$880.00	2	1	\$700.00	\$1,580.00		
2053 Monroe Street - 1	2026-12-31	\$1,400.00	2	2	\$180.00	\$1,580.00	2024	\$4,500.00
2055 Monroe Street - 1	2026-12-31	\$1,300.00	1	1	\$280.00	\$1,580.00	2024	\$18,500.00
2112 Burnett Blvd. - A	Month-to-Month	\$1,200.00	2	1	\$380.00	\$1,580.00	2024	\$14,500.00
2112 Burnett Blvd. - B	Month-to-Month	\$850.00	2	1	\$730.00	\$1,580.00		
2114 Burnett Blvd. - A	Month-to-Month	\$900.00	1	1	\$527.00	\$1,427.00		
2114 Burnett Blvd. - B	2026-12-31	\$900.00	1	1	\$527.00	\$1,427.00		
2115 Burnett Blvd. - 1	2026-08-31	\$1,400.00	3	1.5	\$650.00	\$2,050.00	2025	\$19,526.00
2117 Burnett Blvd. - 1	Month-to-Month	\$1,400.00	3	1.5	\$650.00	\$2,050.00	2025	\$7,240.00
Total Gross Rent		\$66,115.00			\$21,909.00	\$88,024.00		
Total Gross Rent Per Year		\$793,380.00			\$262,908.00	\$1,056,288.00		\$586,332.00