

Beeline Office Duplex	Self-Managed	Managed	Lease End
Rental Income	INCOME	INCOME	
408 A	\$ 1,325.00	\$ 1,325.00	11/30/2026
408 B	\$ 1,500.00	\$ 1,500.00	3/31/2027
Commercial Rental Taxes 4.38%	\$ 123.74	\$ 123.74	
Monthly Income	\$ 2,948.74	\$ 2,948.74	
Monthly Expenses	EXPENSES	EXPENSES	
Utilities	\$ 250.00	\$ 250.00	
Insurance	\$ 100.00	\$ 100.00	
Property Taxes	\$ 366.67	\$ 366.67	
Commercial Rental Taxes 4.38%	\$ 123.74	\$ 123.74	
Property Management		\$ 294.87	
Monthly Expenses	\$ 840.41	\$ 1,135.28	
Gross Annual Income	\$ 35,384.88	\$ 35,384.88	
Annual Expenses	\$ 10,084.92	\$ 13,623.36	
Net Annual Income	\$ 25,299.96	\$ 21,761.52	
Sales Price	Cap Rate	Cap Rate	
	Self Managed	Managed	
\$ 495,000.00	5.11%	4.40%	