

Warrensburg Trade Wind apartments Profit and loss 2023

| Residential Rent Monthly | Income | Expenses | Annually | Totals |
|----------------------------------|----------|------------|-------------|---------------------|
| Two bedrooms =1. | \$595.00 | \$8,330.00 | \$92,640.00 | -7320 |
| One Bedrooms = 1 | \$495.00 | \$6,930.00 | \$83,160.00 | \$175,800.00 |
| Trash Service | | \$270.00 | \$3,240.00 | |
| Taxes | | | \$7,866.95 | |
| Property Management/ Maintenance | | 713.6 | \$9,187.20 | |
| Insurance | | \$1,720.55 | \$12,040.00 | \$32,334.15 |
| | | | | \$143,465.85 |

Warrensburg 2023 Rent Roll

3, 245 SE 13 Hwy Apt 4, 247 SE 13 Hwy Apt 1, 247 SE 13 Hwy Apt 2, 247 SE 13 Hwy
 As Of = 12/31/2023
 Month = 12/2023

| Property | Tenant Rent | Tenant Deposit | Balance |
|---------------------|------------------------|---------------------------|----------------|
| 237 SE 13 Hwy Apt 1 | 7,140.00 | 595.00 | 90.00 |
| 237 SE 13 HWY Apt 2 | 6,600.00 | 550.00 | 0.00 |
| 237 SE 13 HWY Apt 3 | 5,700.00 | 450.00 | 475.00 |
| 237 SE 13 Hwy Apt 4 | 5,940.00 | 495.00 | 0.00 |
| 239 SE 13 Hwy Apt 1 | 7,140.00 | 500.00 | -645.00 |
| 239 SE 13 Hwy Apt 2 | 6,900.00 | 550.00 | 0.00 |
| 239 SE 13 Hwy Apt 4 | 5,940.00 | 450.00 | 0.00 |
| 241 SE 13 Hwy Apt 2 | 7,140.00 | 595.00 | 595.00 |
| 241 SE 13 HWY Apt 3 | 5,940.00 | 450.00 | -5.00 |
| 241 SE 13 HWY Apt 4 | 6,000.00 | 475.00 | -730.00 |
| 243 SE 13 Hwy Apt 1 | 7,140.00 | 550.00 | 0.00 |
| 245 SE 13 Hwy Apt 3 | 5,940.00 | 495.00 | 1,110.00 |
| 245 SE 13 Hwy Apt 4 | 5,940.00 | 495.00 | -5.00 |
| 247 SE 13 Hwy Apt 1 | 7,140.00 | 575.00 | 0.00 |
| 247 SE 13 Hwy Apt 2 | 7,140.00 | 550.00 | 630.00 |
| 247 SE 13 Hwy Apt 3 | 5,940.00 | 495.00 | -303.39 |
| 249 SE 13 HWY APT 1 | 7,140.00 | 575.00 | 0.00 |
| 249 SE 13 HWY APT 2 | 6,900.00 | 550.00 | 0.00 |
| 249 SE 13 HWY APT 4 | 5,700.00 | 475.00 | 0.00 |
| 239 SE 13 Hwy Apt 3 | 5,940.00 | 495.00 | 450.65 |
| 241 SE 13 Hwy Apt 1 | 7,140.00 | 595.00 | -71.00 |
| 243 SE 13 Hwy Apt 2 | 3,570.00 | 595.00 | 0.00 |
| 243 SE 13 Hwy Apt 3 | 5,700.00 | 475.00 | 0.00 |
| 243 SE 13 Hwy Apt 4 | 6,300.00 | 495.00 | 535.00 |
| 245 SE 13 Hwy Apt 1 | 6,900.00 | 575.00 | 0.00 |
| 245 SE 13 Hwy Apt 2 | 7,140.00 | 595.00 | -1,573.50 |
| 247 SE 13 Hwy Apt 4 | 3,750.00 | 495.00 | 0.00 |
| 249 SE 13 HWY APT 3 | 5,940.00 | 595.00 | 0.00 |
| Total | 175,800.00 | 14,785.00 | 552.76 |

| Summary Groups | Actual Rent | Security Deposit | Balance |
|-----------------------|------------------------|-----------------------------|----------------|
| Current/Notice/Vacant | 175800 | 14,785.00 | 552.76 |
| Future | 0.00 | 0.00 | 0.00 |
| Occupied Units | 0.00 | 0.00 | 0.00 |
| Total Vacant Units | 0.00 | 0.00 | 0.00 |
| Totals: | 175800 | 14785 | 552.76 |

ALL FIELDS DETAIL



| | | | |
|---------------------------|-----------------------------|-----------------------|---------------|
| (13) Picture Count | 8 | (49) Age | 31 - 50 Years |
| (36) MLS # | 93991 | (50) Baths per Unit | One |
| (37) Class | MULTIFAMIL | (51) Parking | Off Street |
| | Y | (52) Parking per Unit | One |
| (39) Type | Fourplex | (53) Style | 2 Story |
| (40) Area | Warrensburg | (54) How Offered | For Sale Only |
| (41) Asking Price | \$1,695,000 | | |
| (42) Address | 241 SE Missouri 13 Business | | |
| (43) Address 2 | | | |
| (44) City | Warrensburg | | |
| (45) State | MO | | |
| (46) Zip | 64093 | | |
| (5) County | JOHNSON | | |
| (47) Status | Active | | |
| (219) Hold/No Show Reason | | | |
| (48) Sale/Lease | For Sale | | |
| (155) IDX Include | Y | | |



GENERAL

| | | | |
|---------------------------------|---|--------------------------------|---------------------|
| (55) Basement Y/N | NO | (56) Bathrooms in Basement | |
| (57) Bedrooms in Basement | | (58) Other Fnsht. Rms/Basement | |
| (59) Zip Code | 64093 | (60) VOW Include | Yes |
| (61) VOW Address | Yes | (62) VOW Comment | Yes |
| (63) VOW AVM | Yes | (64) List Agent #1 | Gerad Wombles |
| (65) Listing Office 1 | EXP Realty - office: 866-224-1761 | (235) List Agent #1 License # | 2015006156 |
| (236) List Office #1 License # | 2016012645 | (66) Listing Agent 2 | |
| (67) Listing Office 2 | | (31) List Team | |
| (68) Subagent Compensation | 0 | (69) Buyers Agent Compensation | 2 |
| (70) Trans Broker Compensation | 2 | (71) Agency Type | ER/SA |
| (240) Compensation Disclosure | The listing broker's offer of compensation is made to Participants of the MLS where the listing is filed. | (72) Listing Date | 11/23/2022 |
| (73) Expiration Date | | (74) Owners Last Name | F & G Holdings, llc |
| (75) Occupied By | | (197) Full Legal Name | F & G Holdings, llc |
| (76) Number of Buildings | 7 | (77) Addn | |
| (78) Number of Units | 28 | (79) # of Studio Units | |
| (80) # of 1 Bedroom Units | 14 | (81) # of 2 Bedroom Units | 14 |
| (82) # of 3 Bedroom Units | | (83) Studio # of Bedrooms | |
| (84) Studio # of Bathrooms | | (85) Studio Rent | |
| (86) Studio Approx Sq Ft | | (87) Unit 1 # of Bedrooms | |
| (88) Unit 1 # of Bathrooms | | (89) Unit 1 Rent | |
| (90) Unit 1 Sq Ft | | (91) Unit 2 # of Bedrooms | |
| (92) Unit 2 # of Bathrooms | | (93) Unit 2 Rent | |
| (94) Unit 2 Sq Ft | | (95) Unit 3 # of Bedrooms | |
| (96) Unit 3 # of Bathrooms | | (97) Unit 3 Rent | |
| (98) Unit 3 Sq Ft | | (192) Unit 4 # Bathrooms | |
| (191) Unit 4 # of Bedrooms | | (193) Unit 4 Rent | |
| (194) Unit 4 Sq Ft | | (99) Living Room Dimensions | |
| (100) Living Room Level | | (101) Living Room Comments | |
| (102) Dining Room Dimensions | | (103) Dining Room Level | |
| (104) Dining Room Comments | | (105) Kitchen Dimensions | |
| (106) Kitchen Level | | (107) Kitchen Comments | |
| (108) Family/Rec Room Dimension | | (109) Family/Rec Room Level | |
| (110) Family/Rec Room Comments | | (111) Handicapped Access | |
| (112) Lake Properties | | (113) Joins Corps Y/N | |
| (114) Acreage +/- | 1.50 | (115) Number of Acres Source | Estimate |
| (116) Lot Size | | (117) Lot Size Source | |
| (118) Ave Utilities-Gas\$ | | (119) Gas Supplier | |
| (120) Ave Utilities-Electric\$ | | (121) Electric Supplier | |
| (122) Land Sq Ft | | (123) Land \$/Sq Ft | |
| (124) Land Frontage | | (125) Land \$/Frontage | |
| (126) Taxes-City\$ Source | | (127) RE Taxes \$ | 7000.00 |

GENERAL

| | | | |
|--------------------------------|---------------------|---------------------------------|---|
| (128) RE Taxes Source \$ | Estimate | (129) Gross Income\$ | 175000.00/year |
| (130) Gross Expense\$ | | (131) Net Income\$ | |
| (132) Records Available | | (133) Individual Storage | |
| (134) Zoned | | (135) Insulation | |
| (136) Approx Year Built | 1980 | (137) Apx Year Built Source | Estimate |
| (138) Approx Age | 43 | (139) Section | |
| (140) Township | | (141) Range | |
| (142) Subdivision | Unknown | (143) City Limits | Inside |
| (144) Flood Plain | Unknown | (145) Mobile Home Park Name | |
| (146) Possession | At Closing | (147) Directions | Take MO Business 13 south from Warrensburg a mile or so to property. |
| (148) Off Market Date | | (149) Associated Document Count | 0 |
| (153) Parcel # | | (154) Tax ID | |
| (160) Input Date | 11/23/2022 11:19 AM | (156) Update Date | 12/28/2023 |
| (157) Status Date | 4/27/2023 | (158) HotSheet Date | 4/27/2023 |
| (159) Price Date | 2/27/2023 | (162) Original Price | \$1,599,900 |
| (152) Search By Map | | (201) Community Mailbox # | |
| (209) Basement Finished Rooms | | (208) Gross Building Area | |
| (195) Status Change Date | 12/28/2023 | (0) Char5_32 | |
| (241) Showing Service | None | (218) Unit 4 Baths | |
| (217) Unit 4 Beds | | (216) Unit 3 Baths | |
| (215) Unit 3 Beds | | (214) Unit 2 Baths | |
| (213) Unit 2 Beds | | (212) Unit 1 Baths | |
| (211) Unit 1 Beds | | (4) Appraiser Office | |
| (196) Parcel # Source | | (233) Parcel/Tax ID | |
| (224) HOA Fee Source | | (199) Handicap Features Include | |
| (234) Pending 3rd Party Reason | | (203) Title Available Y/N | |
| (202) Title Company Preference | | (227) Current HOA Req'd Ins | |
| (198) Monthly Rent Income \$ | | (2) Cumulative DOM | 412 |
| (1) Cumulative DOMLS | | (33) Client Hit Count | 85 |
| (6) Geocode Quality | | (14) Days On Market | 412 |
| (16) Sold Price Per SQFT | | (3) Syndication Remarks | |
| (206) Other Reason | | (20) Update Date | 12/28/2023 1:18 PM |
| (210) Basement Description | | | |

FEATURES

| | | | |
|-------------------------|--------------------|-----------------------------|----------------------------|
| HEATING | APPLIANCES | FOUNDATION | UTILITIES |
| Forced Air | All Apartments | Poured Concrete | City Gas |
| COOLING | Oven/Range | Slab | City Sewer |
| Electric | Refrigerator | LAUNDRY FACILITIES | City Water |
| Central | OWNER PAYS | None | SHOWING INSTRUCTION |
| EXISTING FINANCE | Trash Service | PERCENT OF OCCUPANCY | Appointment Only |
| Conventional | Yard Maintenance | Over 95% | DOCUMENTS ON FILE |
| ROOF | TENANT PAYS | STREETS | Lead Based Paint |
| Composition | All Utilities | Asphalt | Sellers Disclosure |
| CONSTRUCTION | Cable TV/Satellite | Public | INTERNET |
| Frame | Gas | | Unknown |
| TYPE OF TENANCY | Sewer | | AGE |
| 1 Year Lease | | | 21-89 |

FINANCIAL

| | |
|----------------------------------|---------------------------|
| (163) Type Loan | (164) HOA Fee\$ |
| (165) HOA Paid Per | (225) Fees Contributed To |
| (226) Amenities | (166) Financial Info |
| (167) Owner Finance Poss. Y/N No | (168) Distressed Property |
| (169) Dist. Prop. Remarks | |

SOLD STATUS

| | |
|------------------------------|-------------------------------|
| (172) How Sold | (173) Contract Date |
| (174) Closing Date | (175) Sold Price |
| (176) Selling Agent 1 | (177) Selling Office 1 |
| (178) Selling Agent 2 | (179) Selling Office 2 |
| (180) Selling Agent 3 | (181) Selling Office 3 |
| (230) NonMember Agent 1 Name | (237) NonMember Office 1 Name |
| (30) Sell Team | (182) Sq Ft Main |
| (183) Sq Ft 2nd | (184) Sq Ft 3rd |
| (185) Sq Ft Lower | (187) Bank/Mortgage Company |

SOLD STATUS

(189) Seller Concessions Y/N
(29) Appraiser's Name
(205) Negative/Positive Conditions Remarks

(190) Seller Concessions
(204) Special Factors Y/N

AGENT ONLY REMARKS

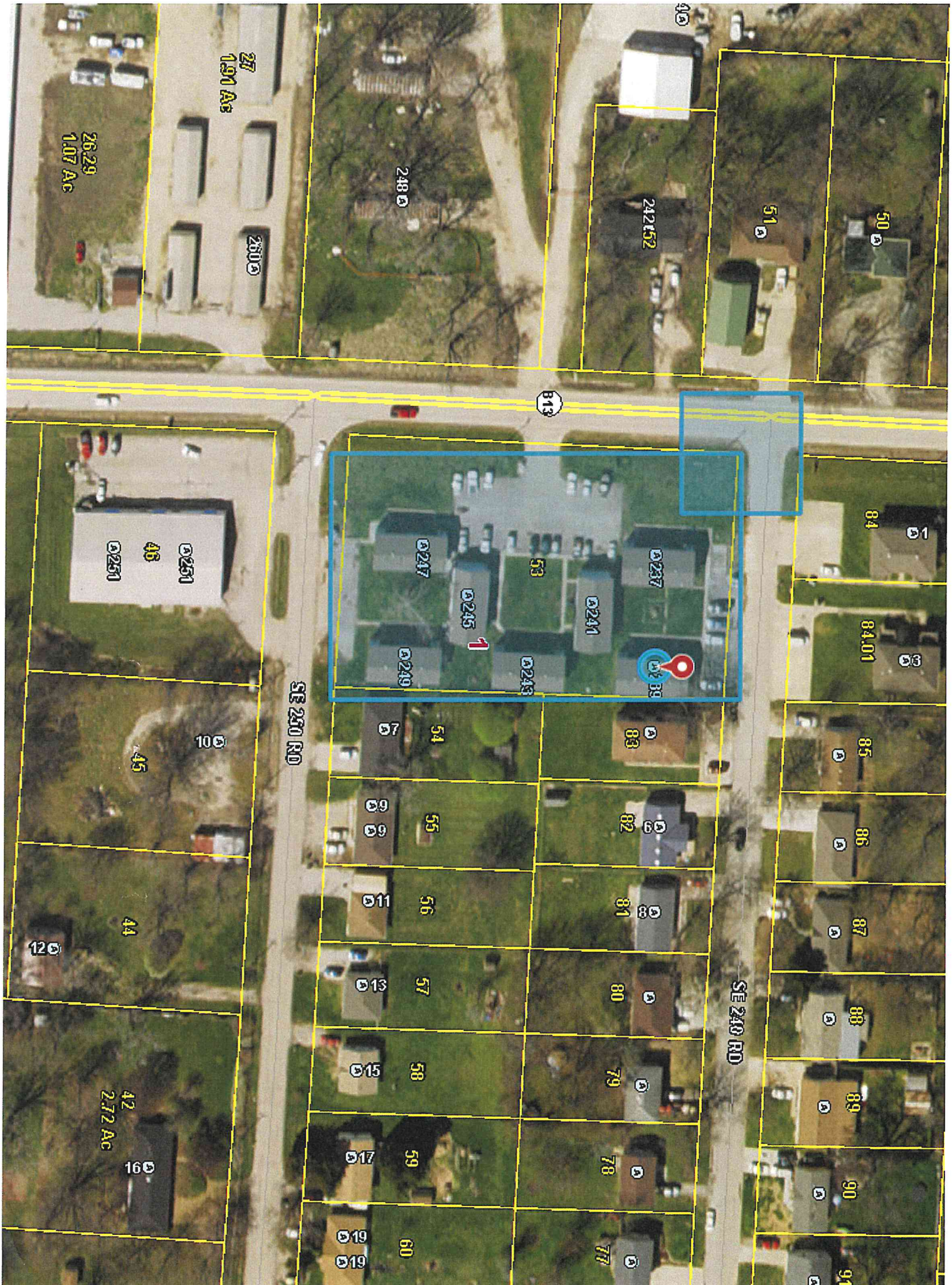
(170) Agent Only Remarks

PUBLIC REMARKS

(171) Public Remarks 28 Unit Complex just south of Central Missouri University in Warrensburg Mo! 14 two bedrooms renting at \$575/month and 14 one bedroom apartments renting at \$475/month. Many upgrades in the last 4 years including New Roofs, New Asphalt in Parking Areas, Paint, Guttering, Many units have been remodeled and some HVAC has been upgraded as well. Owner/Agent.

ADDITIONAL PICTURES





50

51

242152

248

27
1.91 Ac

280

26.29
1.07 Ac

813

84

84.01

0237

53

0245 1

0217

0218

0211

0210

85

86

87

88

89

90

91

88

82

81

80

79

78

77

54

55

56

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58

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60

70

60

110

130

150

170

190

SE 230 RD

SE 240 RD

0251

46

0251

01

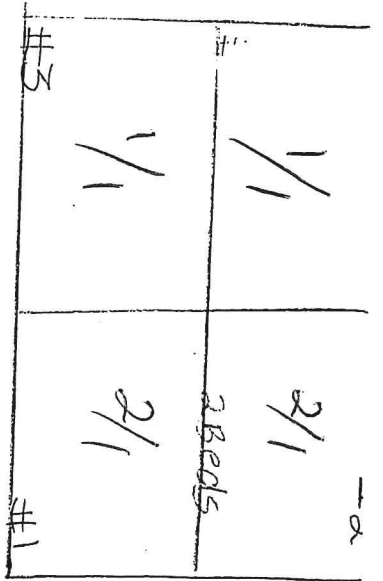
45

44

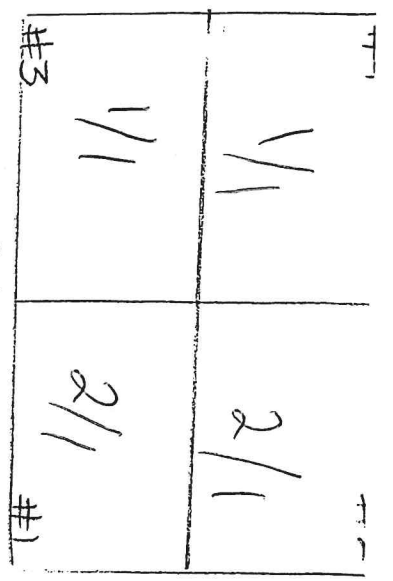
42
2.72 Ac

160

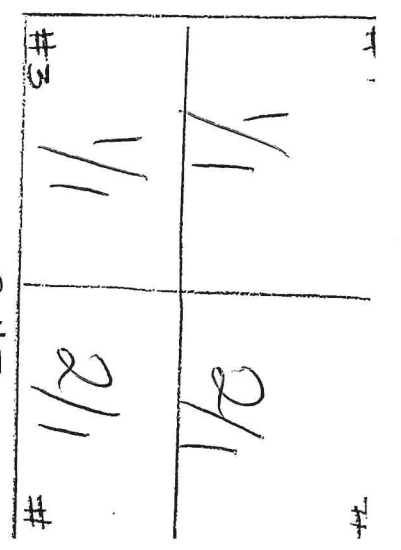
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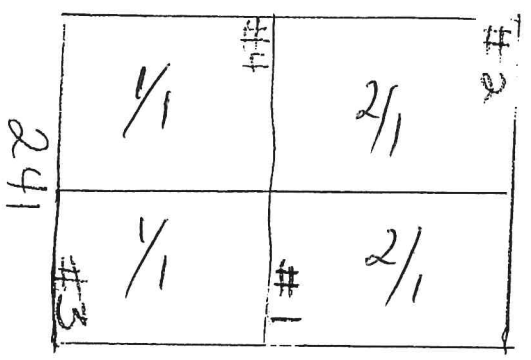
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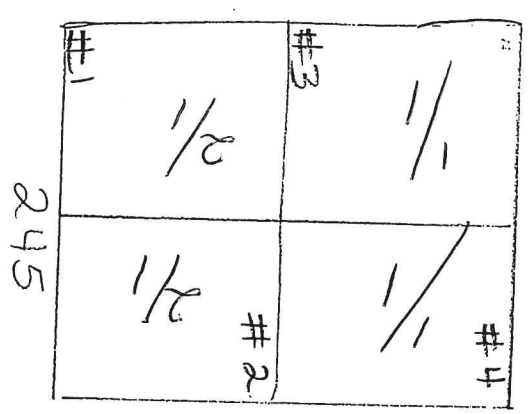
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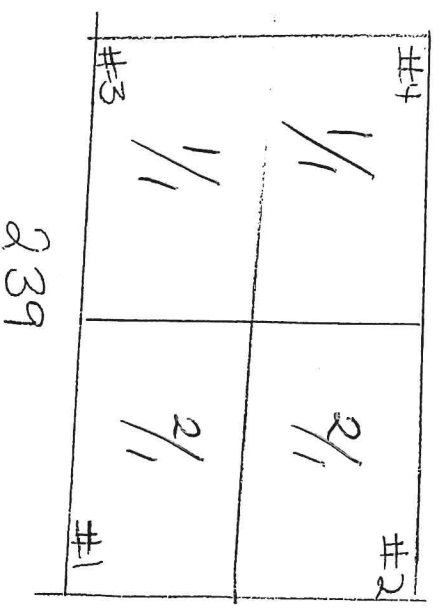
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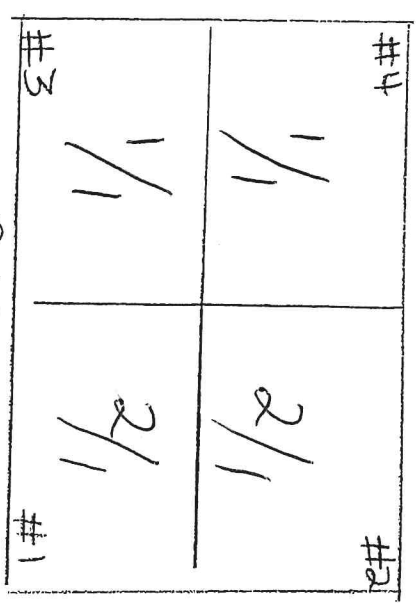
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