

Unit A – Lacy's Cakes \$1000 monthly, lease has an increase to \$1,200 beginning 2026

Unit B – Hollys Hair Salon \$950 monthly, lease has an increase to \$1,000 beginning 2026

Unit C, D, E - \$1,000 each rented by same tenant – Vonore Emporium

Unit F – Currently empty – Rent was \$1,100 monthly

*Rent is below the city standard and cheap for the area.

Total Annual Rental Income $\$6400 \times 12$ \$76,800 (with Unit F rented)

Expenses

County Tax – \$3,600 annually

Insurance - \$750 monthly $\times 12$ - \$9,000 annually

Water - \$1250 average annually

Total \$13,850

Net - \$62.950

*Landlord only covers roof leaking, CH/A & water bill (because they are all on one meter, TASS says cannot be separated)

*Lease states a new owner can amend the lease by taking over the space & asking tenant to leave with property notice, increase the rent, or amend dates due, etc.

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
8/2024	\$950,000	455	294	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
12/9/2001	\$0	267	156			
130/1995	\$250	225	52	V - VACANT	WD - WARRANTY DEED	M - PHYSICAL DIFFERENCE
125/1995	\$0	222	445			
16/1994	\$3,000	215	415	V - VACANT	WD - WARRANTY DEED	M - PHYSICAL DIFFERENCE
1/1/1000	\$0	148	544			