

- Do you have a T-12 (trailing 12-month financials) and current rent roll available? No. \$1450/month for #101 & #103, \$1300-#104, #102 vacant
- What is the current occupancy and vacancy history? 102 only vacancy. The complex has always been full. #101 & #103 same tenants for approximately 15 years, #102 1 year lease that was on month to month and tenant found new living arrangements when he was notified we were selling, #104 since November 2023 and currently month to month
- I see that all units are leased (what are the lease end dates?MLS say 01) one also says there was no deposit is that accurate? no deposits, all leased except 102
- What are the annual expenses (taxes, insurance, maintenance, management, etc.)? Taxes-\$14,877, insurance-approx \$3,000,
- Is the property professionally managed? No

Have there been any recent updates or major capital improvements (roof, HVAC, plumbing, etc.) 8/2021 New Roof (Saldana Roofing Co) 6/2023 New HVAC unit and duct work in #102

2024 New hot water heater #103 & #104

- Are there any deferred maintenance items or known issues? No
- Do you have an estimated NOI or cap rate? No
- Can you confirm current property taxes and if they reflect investor ownership? \$14,877
- Any upcoming expenses or planned assessments? No