

315 South High Street		Current Rent until May 25,2024	Actual rent starting June 5, 2025	Potential rent June 2026
17 person, 8 BR Rooming House		\$16,000	\$17,000	\$20,000
4 parking spaces				\$1,000
Monthly gross Income		\$16,000	\$17,000	\$21,000
Annual Gross		\$192,000	\$204,000	\$252,000
Expenses				
Tenants pay water, sewer, trash, electric				
Taxes		\$6,669	\$6,669	\$6,669
Insurance		\$7,601	\$7,601	\$7,601
Maintenance and misc		\$5,000	\$3,000	\$3,000
Management fee 3%		\$5,760	\$6,120	\$7,560
vacancy 3% (Bank only)		\$5,760	\$6,120	\$7,560
Total Expenses		\$30,790	\$29,510	\$32,390
NOI		\$161,210	\$174,490	\$219,610