

**235 Shiloh Church Road, Moselle, MS CURRENT Rent Roll**

<b>Tenant</b>	<b>Lease Start Date</b>	<b>Square Feet</b>	<b>Price Per Sq Ft</b>	<b>Monthly Rents</b>	<b>Annual Rents</b>
			N/A (Owner- Occ.)	N/A (Owner- Occ.)	N/A (Owner- Occ.)
Wholesale Warehouse	2010	17000			
Towing Services	2016	2000	\$6.00	\$1,000	\$12,000
Lawn Services	2016	1000	\$9.60	\$800	\$9,600
Billboard #1	N/A	N/A	N/A	\$333	\$4,000
Billboard #2	N/A	N/A	N/A	\$333	\$4,000
Billboard #3	N/A	N/A	N/A	\$333	\$4,000
<b>Current Total</b>				<b>\$2,800</b>	<b>\$33,600</b>
<b>Pro Forma After Owner Occupancy + Rate Increase</b>					
Wholesale Warehouse	2010	17000	\$3.50	\$4,958	\$59,500
Towing Services	2016	2000	\$12.00	\$1,200	\$14,400
Lawn Services	2016	1000	\$12.00	\$1,000	\$12,000
<b>Potential Total</b>				<b>\$8,158</b>	<b>\$97,900</b>