

Item	Annual Cost	Monthly Cost	Start Date	End Date	Provider		Unit	🔒 Monthly Rent	🔒 Annual Rent
Property Tax	\$1,662.85	\$138.57	2024		Onslow County		100	\$1,220.00	\$14,640.00
Wind Insurance	\$1,247.00	\$103.92	8/23/2024	8/23/2025	NC Farm Bureau		200	\$1,210.00	\$14,520.00
Hazard Insurance	\$1,390.00	\$115.83	8/23/2024	8/23/2025	NC Farm Bureau		300	\$2,500.00	\$30,000.00
Landscaping	\$1,200.00	\$100.00			J&J Cuts		0.4 Acre Drop Lot	\$1,000.00	\$12,000.00
Trash	\$360.00	\$30.00			A-1 Marine Sanitation		Property Tax Reimbursement	\$138.57	\$1,662.85
Water	\$600.00	\$50.00			Onwasa		SUM	\$5,930.00	\$72,822.85
Septic Inspection	\$500.00	\$41.67			ORC Services LLC				
Backflow Inspection	\$85.00	\$7.08			Chris Harper		🔒 Annual Profit		
SUM	\$7,044.85	\$587.07					\$65,778.00		
% Cap Rate	🔒 Net Income	🔒 Sale Price	🔒 Gross Income	🔒 GI Sale Price					
6.00%	\$65,778.00	\$1,096,300.00	\$72,822.85	\$1,213,714.17					
6.50%	\$65,778.00	\$1,011,969.23	\$72,822.85	\$1,120,351.54					
7.00%	\$65,778.00	\$939,685.71	\$72,822.85	\$1,040,326.43					
7.50%	\$65,778.00	\$877,040.00	\$72,822.85	\$970,971.33					