

Pro Forma – 2485 Lithonia Industrial Blvd, Lithonia, GA 30058

Unit	Sq Ft	Tenant	Monthly Rent	Lease Term
2485	10,000	4 Sure Deals LLC	\$11,000	12/2025 – 12/2028
100/102	3,600	Nash Salvage LLC	\$5,500	09/2025 – 09/2028
103	1,000	Kurt Dewdney (Jodasaph LLC)	\$1,500	10/2025 – 10/2028
104	940	Stonecrest Outlets	\$1,800	11/2025 – 11/2028
105	1,000	Benjamin Nelson – God's Pavilion	\$1,800	11/2025 – 05/2026
106	1,000	The Atlanta Realtor Guy LLC	\$1,500	03/01/2025 – 03/01/2028
107	940	Ebere Ikeowa DBA Beauty Braids	\$1,200	10/2025 – 10/2028
TOTAL MONTHLY INCOME			\$24,300	

Expense Category	Annual Amount
Real Estate Tax	\$48,000
Power/Electricity	\$3,800
Insurance	\$12,000
Water Utility	\$1,800
Sanitation	\$2,800
Maintenance	\$1,500
GRAND TOTAL EXPENSES	\$69,900

Total Annual Income: \$291,600
NOI (Net Operating Income): \$221,700
Purchase Price: \$2,100,000
Loan Assumption: 75% LTV | 7.5% Interest | 25-Year Amortization
Estimated Annual Debt Service: \$139,669
DSCR: 1.59
Implied Cap Rate: 10.56%