



TTM Financials – 281 Upper Riverdale Rd SE, Jonesboro, GA 30236

Reporting Period: Trailing Twelve Months (TTM)

Prepared For: Offering Memorandum – Real Estate Component Only

Prepared By: US Realty Investment Group

1 Summary – Real Estate Income and Expense Overview

Category	Amount (USD)	Notes / Basis
Gross Potential Rent (GPR)	\$720,000	Based on proposed base rent structure
Less: Vacancy / Credit Loss	(\$_____)	Assume 0–3% for stabilized single-tenant
Effective Gross Income (EGI)	\$720,000	
Operating Expenses (Landlord-paid)		
‣ Property Taxes	\$91,555	From 2024 Tax Bill
‣ Property Insurance	\$30,000	Annual insurance premium
‣ Maintenance / CAM	\$15,000	Routine and landscaping
Total Operating Expenses	\$ See Scenario	
Net Operating Income (NOI)	\$ See Scenario	



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2 Scenario Analysis – Lease Structure Options

Scenario	Tenant Responsibility	Landlord Responsibility	NOI Formula	Estimated NOI (USD)	Cap Rate @ \$8,000,000	Approx. Value
(A) NNN – Triple Net	Tenant pays Taxes, Insurance, and Maintenance (TIM)	None (except reserves)	NOI ≈ Base Rent	\$720,000	9.0%	
(B) NN – Double Net	Tenant pays Taxes + Insurance	Landlord pays Maintenance/CAM	NOI = Base Rent – Maintenance	\$714,600	8.8%	
(C) 50/50 Split (Taxes & Insurance)	Tenant pays Rent; Taxes & Insurance split 50/50	Landlord pays 50% T&I + Maintenance	NOI = Base Rent – (50% T&I + Maintenance)	\$651,722	8.15%	

3 Capital Expenditure (CapEx) Summary

Year	Description	Amount (USD)	Status / Notes
2021	Roof repair	\$120,000	Completed
2021	HVAC replacement	\$200,000	Completed
2021	Exterior & Interior Painting	\$100,000	Completed
2022–2024	Ongoing maintenance (if any)	\$15,000	



Comments / Analyst Notes

- Financials are based on current market lease rates and seller-provided operating data.
- NOI and Cap Rate vary depending on lease structure and landlord expense participation.
- Buyer to verify all operating assumptions, tax, and insurance estimates during due diligence.

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