



## 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

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### **1 Summary – Real Estate Income and Expense Overview**

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

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## 2 Scenario Analysis – Lease Structure Options

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



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#### **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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