

# 25140 LAHSER MASTER DETAILS

## Office Condo Association Dues

Suite	Monthly HOA / Condo Dues	Annual HOA / Condo Dues
C-123	\$250	\$3,000
C-203	\$246	\$2,952
C-212	\$103	\$1,236
C-232	\$350	\$4,200
C-242	\$436	\$5,232
C-252	\$441	\$5,292
C-271	\$275	\$3,300
<b>Total</b>	<b>\$2,101/month</b>	<b>\$25,212/year</b>

The condo association/HOA dues cover certain building and common area expenses, which include common area DTE/Water, portions of repairs, trash pick up, lawn care, snow removal, and building-related insurance items.

## 2025 Property Tax List

Suite	Summer 2025	Winter 2025	Total Annual Tax
C-123	\$1,141.33	\$286.93	\$1,428.26
C-203	\$1,536.96	\$386.41	\$1,923.37
C-212	\$1,173.92	\$295.13	\$1,469.05
C-232	\$1,996.67	\$516.89	\$2,513.56
C-242	\$1,715.18	\$443.99	\$2,159.17
C-252	\$1,960.94	\$507.62	\$2,468.56
C-271	\$1,600.10	\$402.26	\$2,002.36
<b>Total</b>	<b>\$11,125.10</b>	<b>\$2,839.23</b>	<b>\$13,964.33</b>

## 2026 Assessed / SEV / Taxable Values

The uploaded BS&A property records show the following 2026 values for each suite. Each suite is listed as **Property Class 207 Commercial Condominiums**. The records show **Assessed Value, Taxable Value, and State Equalized Value** for each parcel.

Suite	Assessed Value	SEV	Taxable Value
C-123	\$27,080	\$27,080	\$20,498
C-203	\$27,700	\$27,700	\$27,604
C-212	\$20,700	\$20,700	\$20,700
C-232	\$38,140	\$38,140	\$35,859
C-242	\$31,650	\$31,650	\$30,804
C-252	\$37,310	\$37,310	\$35,217
C-271	\$29,050	\$29,050	\$28,738
<b>Total</b>	<b>\$211,630</b>	<b>\$211,630</b>	<b>\$199,420</b>

## 25140 Lahser Rd — 22-Suite Rent Roll

#	Suite	Tenant / Status	Occupancy	Monthly Rent
1	<b>123</b>	Espy	Occupied	\$900 (\$1200 prior to 2025)
2	<b>203B</b>	Raddle	Occupied	\$400
3	<b>203C</b>	Vacant	Vacant	\$350 potential
4	<b>203D</b>	Dockery	Occupied	\$350
5	<b>212</b>	Edwards	Occupied	\$450
6	<b>232A</b>	McClendon	Occupied	\$250
7	<b>232B</b>	Moore	Occupied	\$250
8	<b>232C</b>	Wayburn	Occupied	\$200
9	<b>232D</b>	Vacant	Vacant	\$300 potential
10	<b>232E</b>	Williamson	Occupied	\$500
11	<b>232F</b>	Vacant	Vacant	\$350 potential
12	<b>242</b>	Mosley	Occupied	\$500
13	<b>242A</b>	Lamb	Occupied	\$175
14	<b>242B</b>	Webster	Occupied	\$275
15	<b>242C</b>	Vacant	Vacant	\$300 potential
16	<b>242D</b>	Anderson	Occupied	\$180
17	<b>252A</b>	Vacant	Vacant	\$335 potential
18	<b>252B</b>	Wallace	Occupied	\$335
19	<b>252C</b>	Robinson	Occupied	\$200
20	<b>252D</b>	Smith	Occupied	\$200
21	<b>252E</b>	Jarett	Occupied	\$175
22	<b>271</b>	Gouch	Occupied	\$450

## Occupancy Summary

Status	Count	Percentage
<b>Occupied Suites</b>	<b>17</b>	<b>77.27%</b>
<b>Vacant Suites</b>	<b>5</b>	<b>22.73%</b>
<b>Total Suites</b>	<b>22</b>	<b>100%</b>

## Income Summary

Income Type	Monthly
Occupied Rent I Can Read From Sheet	<b>\$5,790</b>
Vacant Rent Potential	<b>\$1,635</b>
Potential Monthly Rent Fully Leased	<b>\$7,425</b>

## Suite Sizes

Suite	Above Grade Finished SqFt	Source Bldg SqFt	Office Area SqFt
<b>C-123</b>	671.87	Floor plan / owner docs	671.87
<b>C-203</b>	707.00	Floor plan / owner docs	707.00
<b>C-212</b>	297.96	Floor plan / owner docs	297.96
<b>C-232</b>	1,009.91	Floor plan / owner docs	1,009.91
<b>C-242</b>	1,256.66	Floor plan / owner docs	1,256.66
<b>C-252</b>	1,271.00	Floor plan / owner docs	1,271.00
<b>C-271</b>	786.99	Floor plan / owner docs	786.99
<b>Total Package</b>	<b>6,001.39</b>		<b>6,001.39</b>