

33610 Solon Road | Buyer Financial Overview

PROPERTY SNAPSHOT

Scheduled Monthly Base Rent	\$9,270	Current Monthly Billing	\$7,637
Scheduled Annual Base Rent	\$111,240	Annualized Current Billing	\$91,641
Annual Operating Expenses	\$44,719	Capital Improvements Since 2018	\$226,669
Sale Price	\$868,000	Estimated NOI	\$66,521
Cap Rate			7.66%

LLC that holds the building is available for purchase.

INCLUDED SCHEDULES

Building Updates — documented improvements and vendor costs
Annual Expenses — recurring operating costs based on seller records
Monthly Billing — current tenants, lease status, rent and utility reimbursements

Buyer Notice: Cap rate is calculated as estimated NOI divided by the \$868,000 sale price. Estimated NOI equals annualized scheduled base rent less the listed annual operating expenses. It does not account for vacancy, credit loss, management fees, reserves, capital expenditures, financing, or other buyer-specific adjustments. All figures should be independently verified.

33610 Solon Road | Annual Operating Expenses

Landscaping	\$3,800	
Snowplow	\$4,500	
Pest	\$200	
Alarm	\$790	
Backflow Testing	\$225	
Sprinkler/Fire extinguisher	\$268	
Window cleaning	\$550	
Misc maintenance	\$6,100	
Water/sewer	\$725	
Cleaning	\$5,500	Includes All first floor and halls and bathrooms
Trash	\$579	1158 Total, Split with Murphy Funeral Home

FIXED EXPENSES

Property Taxes	\$17,925
Insurance	\$3,557

TOTAL ANNUAL EXPENSES	\$44,719
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33610 Solon Road | Capital Improvements

WHOLE BUILDING

2026	Monument Sign - Ordered	A Sign Above	\$7,400
2026	Roof	A & B Roofing	\$25,281
2026	Windows	Supreme Windows	\$83,390
2026	Window Treatments	Puchers	\$21,031
2026	Gutters	A & B Roofing	\$3,670
2026	Rooftop Air Conditioner	Farenheit 422	\$21,300
2026	Shutters	A & B Roofing	\$3,260
2026	Skylight	A & B Roofing	\$3,000
2026	Fence	NEO Fence	\$3,270
2025	Sealtech	Driveway coating	\$3,800
2025	New AC Lower Level	Farenheit 422	\$5,000
2023	Hot Water Tank	D & T Home Heating	\$1,450
2022	First Floor AC	New Image Heating	\$6,390
2020	Furnace	New Image Heating	\$4,450
2020	Stone landscaping	Trimmin Landscaping	\$2,700

SUITES 1 & 2

2018	Kitchen Cabinets/Sink	Hupcey Construction	\$1,162
2018	Carpet and wood flooring	Calvetta Bros	\$9,810
2021	LED lighting First floor offices	CG Electric	\$3,080
2018	Glass Front Door	Solon Glass	\$2,250

SECOND FLOOR

2024	Duct Work Zoning	Farenheit 422	\$5,775
2026	Suite 3 Floor	Calvetta Bros.	\$7,500
2026	Hallways and Suite 3 paint/trim	Chris Wright	\$1,700

TOTAL INVESTMENT	\$226,669
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