

## RENT ROLL - 3205 Terrace Court

	Monthly Rent	Security Deposit	Lease Expires	How long have they been a Tenant
101 - Melissa B., Massage	\$ 300	\$ 165	31-Oct-26	Many years
102 - Tonya K., Tranquil Massage	\$ 338	\$ 338	31-Aug-26	Many years
103 - Jeff B., Appraisal One	\$ 220	\$ 200	MTM	Many years
104 - Lee/Holly H., H. Wellness Solutions	\$ 250	\$ 250	MTM	About 4 years
105 - Tracy K., Balance Massage	\$ 380	\$ 265	MTM	Many years
106 - Christopher T. - Massage	\$ 300	\$ 300	MTM	Less than one year
107 - Lee/Holly H., H. Wellness Solutions	\$ 220	\$ -	MTM	About 3 years
201 - Staab Construction Corp	\$ 3,600	\$ 2,200	31-Aug-26	About 4 years
<b>TOTAL</b>	<b>\$ 5,608</b>	<b>\$ 3,718</b>		

Note 1: Staab rents entire second floor. They will vacate in late August as they bought a much larger building in the industrial park with shipping dock.

Note 2: The Wellness Solutions tenant counsels police officers after traumatic experiences.

## ANNUAL INCOME - 3205 Terrace Court

Total Rent \$ 67,296.00

## ANNUAL EXPENSES - 3205 Terrace Court

Property Tax	\$ 7,576	City of Wausau
Insurance	\$ 2,706	EMC Insurance Co.
Gas/Electric	\$ 7,635	WPSC
Garbage	\$ 1,923	Harters
Water/sewer	\$ 954	City of Wausau
Snow plow	\$ 1,745	A-1 Weston Masonry
Fire Extinguisher service	\$ 87	Central Wis Fire Safety

Maintenance	\$	371	\$255 of this is for bathrm paper from Nassco and Menards
<b>Total Expenses</b>	<b>\$</b>	<b>22,997</b>	
<b>Net Income</b>	<b>\$</b>	<b>44,299</b>	

Note A: Grand Commerce, LLC does their own lawn care and common area cleaning

Note B: Right now Landlord does not pass on any CAM expenses to tenants.

Note C: Most of the first floor tenant rents are below market.