

2414 – 2418 Granby Street, Norfolk, VA 23517

LEASE # 1

Commercial 1st Floor Space

STC

3-year lease thru March 2026

Three (3) 1-year options to extend with 3% increases

\$3,300.00 a month

LEASE # 2

2nd Floor Apartment

STC

1 year lease

Month to month thereafter

\$2,000.00 a month

Annual rental income -	\$ 63,600.00
Less: VACANCY	\$ 0.00
Net Income	\$ 63,600.00
Taxes	\$ 5,289.00
Insurance	\$ 1,988.00
Maintenance Reserve	\$ 1,272.00
Total expenses	\$ 8,549.00
NET OPERATING INCOME	\$ 55,051.00
ROI	7.92%