

Address	Lease term	Rental Rate	Bedrooms/Bathrooms	HLA	Type
1 Baylie Grace Lane	Month to Month	\$650	2 bed 2 bath	1008SF	Manufactured
11 Baylie Grace Lane	Month to Month	\$1,200	2 bed 2 bath	980SF	Manufactured
14 Baylie Grace Lane	Month to Month	\$700	2 bed 1 bath	720SF	Manufactured
15 Baylie Grace Lane	Month to Month	\$1,295	2 bed 2 bath	980SF	Manufactured
290 Hookers Gap	Month to Month	\$1,895	2 bed 1 bath	1192SF	Site built
286 Hookers Gap	Vacant - term ended 4/30	\$2,500	4 bed 3 bath	2504SF	Site built
12 Baylie Grace Lane	Fixed term - ends 1/31/27	\$1,250	2 bed 1 bath	720SF	Manufactured
3 Baylie Grace Lane	Fixed term - ends 6/6/26	\$1,250	2 bed 2 bath	840SF	Manufactured
TOTAL RENT		\$10,740			
YEARLY		\$128,880			
YEARLY EXPENSES		\$27,363			
ACTUAL NOI	\$128,880 - \$27,363	\$101,517			
POTENTIAL NOI	\$139,195 - \$28,395	\$110,800			
INVESTMENT CAP RATE	9.09%				
DEBT COVERAGE CAP RATE	8.26%				
DIRECT CAP RATE	8.00%				
MANAGEMENT	TYPICAL RATE 8%	\$11,136			
TAXES 2025		\$4,009			
INSURANCE		\$3,653			
UTILITIES	2 SHARED WELLS/TRASH	\$2,013			
3 Parcels					
290 Hookers Gap	1.41 acres	PIN 869888246400000			
11 Baylie Grace Lane	2.54 acres	PIN 869888646900000			
12 Baylie Grace Lane	.55 acres	PIN 869888454400000			