

FOR SALE: 36 N. Church Street Jeffersonville, GA

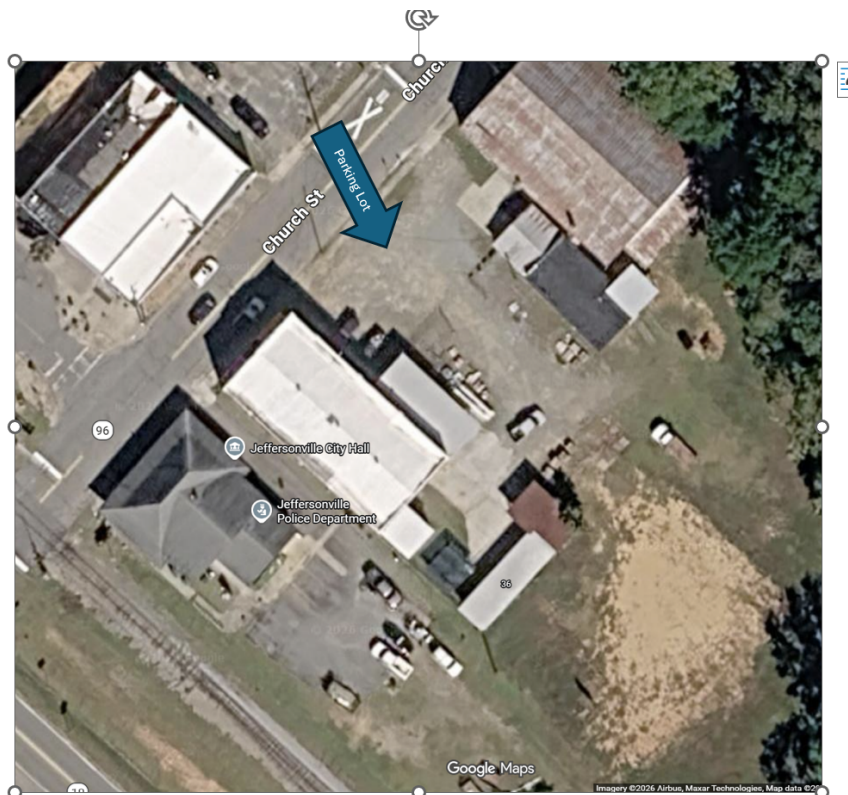
Please see attached for documentation for Hardware Building earnings and expenses.

Here is a summary table of expenses:

Expense	Hardware Building
Electricity (apartment)	approx \$160/month
Internet (apartment)	\$71.75/month
Water(apartment)	approx \$25/month
Insurance	\$495/month
Property Taxes	approx \$1600/year

General Building Information:

Parking spaces/parking access: Large gravel lot as part of property - can hold ~15 cars. Also parking on the street.



Overhead doors: The addition to the North is an enclosed shed (for lumber and feed) - it has a roll up door.

Fire alarms/Smoke detectors/Fire sprinkler system: ADT fire alarms on the ground floor in the store, and smoke / CO detectors in the apartment. No sprinklers

Handicap Accessibility For ground floor, handicap accessibility through the rear entrance. Airbnb upstairs- no.

Age of HVAC units & water heaters & roof:

HVAC:

Ground floor window unit HVAC (3) < 5 years old. Electric HVAC

For upstairs apartment/Airbnb: 2x mini splits < 5 years old

Water Heaters:

Ground floor- no water heater

For upstairs apartment/Airbnb: Electric water heater less than 5 years old.

Roof:

30 yrs old but all valleys and parapets have had PTO applied in last 5 years.

Entire metal surface coated within last 5 years along with rebuilding major drains.

Type of Roof: Metal raised seam, valley with parapets and 4 drains

Type of flooring:

Ground floor: Slab with vinyl tiles

Upstairs apartment/Airbnb: Hardwood (pine)

Bathrooms:

Ground Floor: Half bath

Upstairs apartment/Airbnb: 1 full bath