

A	B	C	D	E	F	G	H	I	J	K	L	M	N
Property Address		Property type	Beds	Baths	Sq Ft	Updated	Rent	Annual Prop Tax	Yearly Insurance	Gross Annual Rent	Net Revenue	Capitalization	PROPERTY VALUE
716 Virginia Ave	Nashville TN 37216	Duplex	4	2.0	1500	yes	\$2,750.00	\$1,955.91	\$407.50	\$55,200.00	\$50,473.19	6.730%	\$750,000.00
718 Virginia Ave	Nashville TN 37216	Duplex	4	3.0	1500	yes	\$1,850.00	\$1,955.91	\$407.50				Price for Duplex
720 Virginia Ave	Nashville TN 37216	Duplex	4	4.0	1500	yes	\$2,400.00	\$1,956.13	\$410.50	\$55,800.00	\$51,066.74	6.589%	\$775,000.00
722 Virginia Ave	Nashville TN 37216	Duplex	2	2.0	700	yes	\$2,250.00	\$1,956.13	\$410.50				Price for Duplex
426 Springview Dr A	Nashville TN 37214	Duplex	3	2.0	1500	yes	\$2,200.00	\$1,297.50	\$498.50	\$52,800.00	\$49,208.00	7.570%	\$650,000.00
426 Springview Dr B	Nashville TN 37214	Duplex	3	2.0	1500	yes	\$2,200.00	\$1,297.50	\$498.50				Price for Duplex
501 Cedarhurst Dr	Antioch TN 37013	Duplex	4	4.0	1250	yes	\$2,700.00	\$1,059.39	\$433.00	\$120,660.00	\$114,996.60	8.214%	\$1,400,000.00
503 Cedarhurst Dr	Antioch TN 37013	Duplex	4	4.0	1250	yes	\$2,700.00	\$1,059.39	\$433.00				Price for Four Units
505 Cedarhurst Dr	Antioch TN 37013	Duplex	4	4.0	1250	yes	\$2,155.00	\$944.31	\$395.00				
507 Cedarhurst Dr	Antioch TN 37013	Duplex	4	4.0	1250	yes	\$2,500.00	\$944.31	\$395.00				
8111 Bonnafair	Hermitage TN 37076	Duplex	2	1	816	no	\$1,795.00	\$2,224.48	\$503.50	\$174,540.00	\$157,150.06	7.31%	\$2,150,000.00
8113 Bonnafair	Hermitage TN 37076	Duplex	4	3	1679	yes	\$2,750.00	\$2,244.53	\$503.50				Price for 6 units
8115 Bonnafair	Hermitage TN 37076	Duplex	4	3	1679	yes	\$2,750.00	\$2,284.58	\$505.00				
8117 Bonnafair	Hermitage TN 37076	Duplex	4	3	1679	yes	\$2,750.00	\$2,213.37	\$505.00				
8119 Bonnafair	Hermitage TN 37076	Duplex	5	4	1679	yes	\$2,750.00	\$3,190.41	\$505.00				
8121 Bonnafair	Hermitage TN 37076	Duplex	2	1	816	no	\$1,750.00	\$2,205.57	\$505.00				
7451 George Gaines	Nashville TN 37221	Duplex	3	3.5	1600	yes	\$2,250.00	\$2,025.17	\$599.00	\$60,000.00	\$54,751.66	7.300%	\$750,000.00
7453 George Gaines	Nashville TN 37221	Duplex	4	2.5	1800	yes	\$2,750.00	\$2,025.17	\$599.00				Price for Duplex
										TOTAL GROSS RENT	\$477,646.25	TOTAL PRICE	\$6,475,000.00
										BLENDDED CAP			
										7.38%			