

Property Portfolio Summary

This document outlines the property details, annual taxes, homeowners insurance (HOI), and rental income for each real estate asset in the portfolio.

Overview Table

Property Address	Property Type	Beds / Baths	Monthly Rent	Lease Type / Term	2025 Property Taxes	Annual Insurance
322 Easter Rd	Ranch	3 Beds / 2 Baths	\$1,900.00	Month-to-Month	\$868.51*	\$600.00
2045 Arnold Rd	Single Family Home	3 Beds / 2 Baths	\$1,425.00	Month-to-Month	\$656.14	\$522.00
204 Hinkle Rd	Single Family Home	3 Beds / 2 Baths	\$1,550.00	Lease (until Nov 1, 2027)	\$768.24	\$559.00
177 Fieldtop Dr	Manufactured Home	3 Beds / 2 Baths	\$1,325.00	Lease (through May 2027)	\$472.56	\$311.00
3503 W Center St Ext	Single Family Home	3 Beds / 2 Baths	\$1,625.00	Month-to-Month	\$523.13	\$465.00

**Note: The total property tax for 322 Easter Rd is \$868.51, which includes \$640.96 for the main property and \$227.55 for the adjoining parcel (Parcel ID: 1131200000122). Both parcels are deeded together and will be sold together.*

Detailed Property Notes

- **322 Easter Rd:** A 3 bedroom, 2 bathroom ranch home. Rents for \$1,900/month on a month-to-month lease. Total 2025 property taxes are \$868.51 (\$640.96 for 322 Easter Rd and \$227.55 for the adjoining parcel, Parcel ID 1131200000122, which are deeded together and will be sold together). Annual HOI is \$600.00.
- **2045 Arnold Rd:** Features 3 bedrooms, 2 bathrooms. Currently rented at \$1,425/month with month-to-month tenants. 2025 property taxes are \$656.14/year, with annual homeowners insurance at \$522.00.
- **204 Hinkle Rd:** Features 3 bedrooms, 2 bathrooms. Rents for \$1,550/month with a lease active through November 1, 2027. Annual property taxes are \$768.24, and annual homeowners insurance is \$559.00.
- **177 Fieldtop Dr:** A 3 bedroom, 2 bathroom manufactured home (Winston-Salem address located in Davidson County). Rents for \$1,325/month on a lease through May 2027. Annual property taxes are \$472.56, with annual homeowners insurance at \$311.00.
- **3503 W Center St Ext:** Features 3 bedrooms, 2 bathrooms. Rents for \$1,625/month on a month-to-month lease. Annual property taxes are \$523.13, and annual HOI is \$465.00.