

**10 1st St SW**  
**Christiansburg, VA 24073**

**Expense Detail**

01/01/2025-12/31/2025

|                                     |             |
|-------------------------------------|-------------|
| <b>Utilities:</b>                   | \$11,234.20 |
| Owner- Water, sewer, trash disposal |             |
| Tenant- Electricity, gas            |             |
| <b>Insurance:</b>                   | \$2,592.70  |
| <b>Property Taxes:</b>              | \$9,431.00  |

**Rent Roll**

|        | <u>Unit</u>       | <u>Unit Type</u> | <u>Rent</u> | <u>Sec Dep</u> | <u>Lease End</u> |
|--------|-------------------|------------------|-------------|----------------|------------------|
| 2BR 1B | 8 1st St. Apt 4   | Multi-Family     | \$950.00    | \$900.00       | 2/28/2027        |
| 2BR 1B | 8 1st St. Apt 5   | Multi-Family     | \$950.00    | \$900.00       | 12/19/2026       |
| 2BR 1B | 8 1st St. Apt 6   | Multi-Family     | \$900.00    | \$810.00       | 6/30/2026        |
| 2BR 1B | 8 1st St. Apt 7   | Multi-Family     | -           | -              | -                |
| 2BR 1B | 10 1st St. Apt 1  | Multi-Family     | -           | -              | -                |
| 2BR 1B | 10 1st St. Apt 2  | Multi-Family     | \$900.00    | \$855.00       | 2/28/2027        |
| 2BR 1B | 10 1st St. Apt 3  | Multi-Family     | \$875.00    | \$810.00       | MTM              |
| 1BR 1B | 10 1st St. Apt 8  | Multi-Family     | -           | -              | -                |
| 2BR 1B | 10 1st St. Apt 9  | Multi-Family     | \$981.00    | \$900.00       | 8/14/2026        |
| 2BR 1B | 10 1st St. Apt 10 | Multi-Family     | -           | -              | -                |
| 1BR 1B | 10 1st St. Apt 11 | Multi-Family     | \$850.00    | \$810.00       | 6/30/2027        |
| 2BR 1B | 10 1st St. Comm   | Commercial       | \$600.00    | \$600.00       | 4/30/2029        |