

ST. THOMAS ST.
(Formerly St. John the Baptist)

63.11.2

191.10.1
To Corner

31.11.5

31.11.5

63.11.2

YARD AREA

127.10.4 Act

128' Title

128' Title

127.10.4

127.10.4

28.

29.

32.0.2

31.11.5

31.11.5

63.11.2

WAREHOUSE

159.10.6

OFFICE

REAR APARTMENT

6.

538.2

159.10.6

Shed

RETAIL

5.

10.

9.

8.

7.

6.

5.

5.

6.

7.

8.

9.

10.

Brick Bldg.

MAIN HOUSE

PARKING LOT

127.10.5

24.7.0

25

25

25

5

25

63.11.2

127.10.5

191.10.0

RACE

624 RACE STREET

ST.

ST. SIDE

UKHANGE

1525 RELIGIOUS ST

1501 RELIGIOUS ST

Relig.

*1501

RENT ROLL

| <u>Address</u> | <u>Tenant</u> | <u>Annual Rent</u> | <u>Term</u> | <u>Option Terms</u> |
|--------------------|----------------------|--------------------|-------------|---------------------|
| 1501 Religious St. | Monkey Room | \$72,000 | 12/8/2010 | 3 years @ FMV |
| 1501 Religious St. | SRF Group Consulting | \$54,000 | 10/31/2010 | 3 years @ FMV |
| 624 Race St. | Limousine Livery | <u>\$48,000</u> | 6/1/2011 | 5 years @ FMV |
| | | \$174,000 | | |

LOWER GARDEN DISTRICT MIXED-USE INVESTMENT

| | | |
|-------------------------------------|-------------------|---------------------|
| Rental Income: | \$174,000 | |
| Plus: Real Estate Tax Reimbursement | <u>\$7,845.00</u> | |
| Total Income: | | \$181,845.00 |
| Less: Operating Expenses | | |
| Real Estate Taxes | \$7,845.00 | |
| Property Insurance | \$8,301.00 | |
| Repair & Maintenance | \$15,000.00 | |
| Legal & Accounting: | <u>\$1,200.00</u> | <u>\$32,346.00</u> |
| Net Operating Income | | \$149,499.00 |

LOWER GARDEN DISTRICT MIXED-USE INVESTMENT

| | | |
|-------------------------------------|-------------------|---------------------|
| Rental Income: | \$174,000 | |
| Plus: Real Estate Tax Reimbursement | <u>\$8,390.58</u> | |
| Total Income: | | \$182,390.58 |
| Less: Operating Expenses | | |
| Real Estate Taxes | \$8,390.58 | |
| Property Insurance | \$12,630.45 | |
| Repair & Maintenance | \$5,000.00 | |
| Legal & Accounting: | <u>\$1,200.00</u> | <u>\$27,221.03</u> |
| Net Operating Income | | \$155,169.55 |