

All properties are professionally managed									
Property Address	Unit	SqFt	Current Rent	Market Rent	Lease Renewal	Asking Price	Tax	Insurance	Comperable Sales
220 - 222 Wyoming St Newark Oh 43055	3 Bed/1 Bath	900	\$1,200	\$1,200	MM	\$160,000	\$1,150	\$1,500	122 Western Avenue, Newark, OH 43055 \$190,000
	2 Bed/1 Bath	900	\$750	\$1,000	MM				55 N 7th Street, Newark, OH 43055 \$170,000
222 - 222 W Main St Newark Oh 43055	2 Bed/1 Bath	1000	\$995	\$1,000	MM	\$131,500	\$1,525	\$1,300	543 W Main St, Newark, OH 43055
	2 Bed/1 Bath	800	\$650	\$1,000	MM				Estimated Value \$178.000
240 - 242 W Main Newark Oh 43055	3 Bed/1 Bath		\$894	\$1,200	12/31/24	\$136,000	\$2,054	\$1,300	790 W Main St, Newark, OH 43055
	1 Bed/1 Bath		\$850	\$850	01/01/25				Estimated Value \$180.000
42 E. Stewarts Newark Oh 43055 (bottom right)	1 Bed/1 Bath		\$900	\$1,000	05/31/25	\$185,000	\$1,355	\$1,800	51 E North St, Newark, OH 43055
42 S E Stewarts Newark Oh 43055 (upper right)	2 Bed/1 Bath		\$995	\$1,000	03/31/25				(Qty 5) 1 Bed/1 Bath
42 S E Stewarts Newark Oh 43055 (upper left)	1 Bed/1 Bath		\$995	\$850	04/30/25				Units @ \$800 Rent
42 E. Stewarts Newark Oh 43055 (bottom left)	2 Bed/1 Bath		\$925	\$1,000	10/31/25				\$160,000
			\$9,154	\$10,100		\$612,500	\$6,084	\$5,900	
			\$109,848	\$121,200					
Operating Costs (Below)									
Property Manager		\$12,120	10%			Gross Expenses	\$42,284		
Utilities		\$9,696	8%			NOI	\$78,916		
Vacancy		\$8,484	7%			Cap Rate (10%)	\$789,160		
Taxes		\$6,084							
Insurance		\$5,900				Starting Price	\$600,000		