PROPERTY DESCRIPTION

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

LEASE RATE:	Negotiable
NUMBER OF UNITS:	4
AVAILABLE SF:	
LOT SIZE:	0.17 Acres
BUILDING SIZE:	4,247 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,570	32,790	56,738
TOTAL POPULATION	16,082	78,859	131,855
AVERAGE HH INCOME	$50,124	$45,354	$49,192

SCOTT EDMOND
O: 812.453.3102
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IN #RB15000270

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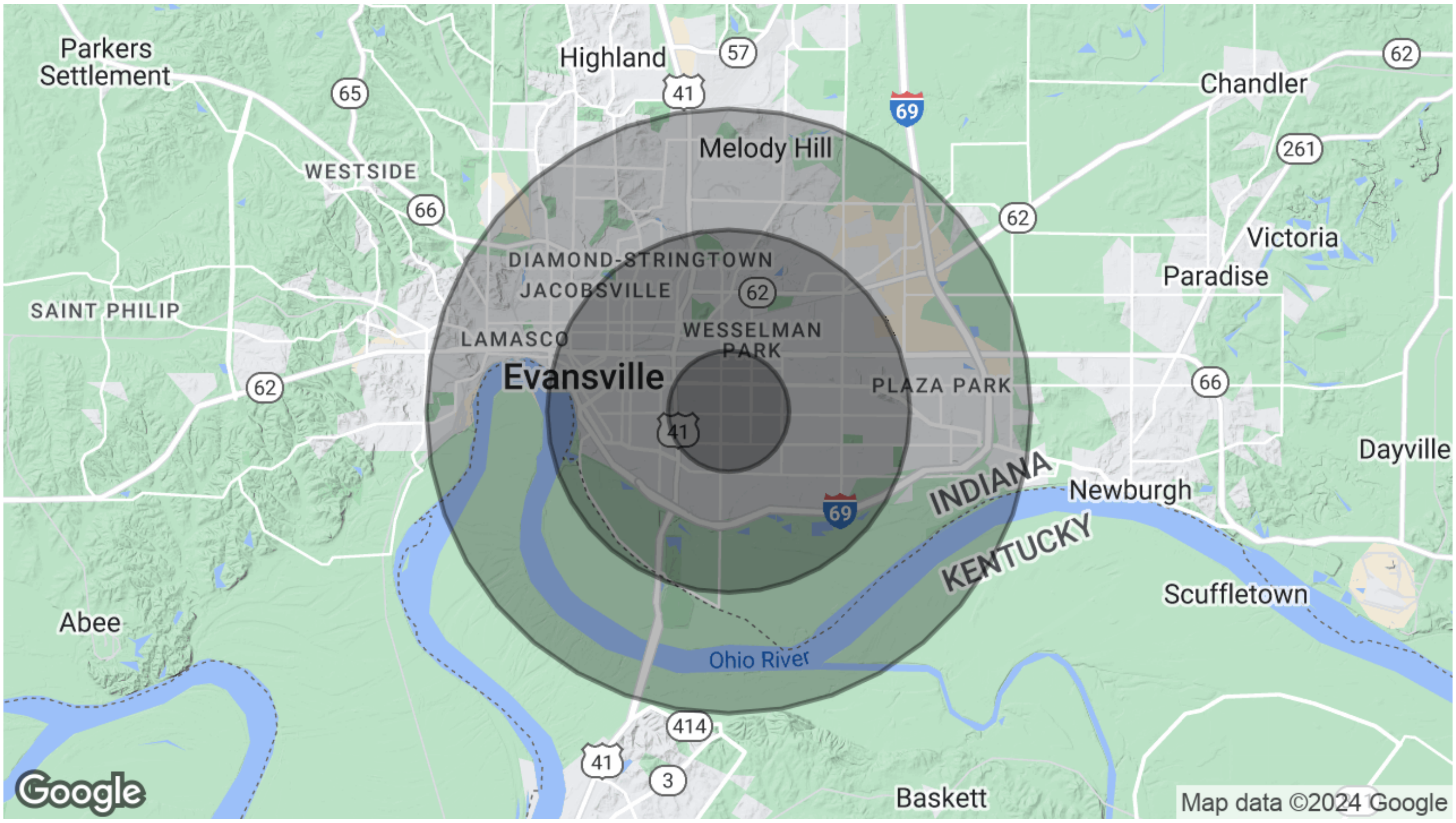

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,082	78,859	131,855
AVERAGE AGE	33.6	34.8	37.2
AVERAGE AGE (MALE)	32.6	33.0	35.1
AVERAGE AGE (FEMALE)	34.2	37.0	39.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,570	32,790	56,738
# OF PERSONS PER HH	2.4	2.4	2.3
AVERAGE HH INCOME	$50,124	$45,354	$49,192
AVERAGE HOUSE VALUE	$135,267	$124,106	$126,655

** Demographic data derived from 2020 ACS - US Census*

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Rent Roll

950 S. Spring St. (950sprin)

As Of = 05/31/2021

Month Year = 05/2021

Unit	Unit Type	Unit Sq Ft	Resident	Name	Market Rent	Actual Rent	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance
Current/Notice/Vacant Residents												
950A	flat-3.1	1,516.00	t0012481	Lisa Fletcher	795.00	795.00	500.00	0.00	09/21/2018	08/31/2021		0.00
950B	flat-2.1	910.00	t0014370	Garrett Presko	650.00	650.00	300.00	0.00	08/14/2020	07/31/2021	07/31/2021	-1,300.00
950C	flat-2.1	911.00	t0012161	Ernest Parker	625.00	650.00	300.00	0.00	05/29/2018	04/30/2022		-1.50
950D	flat-2.1	910.00	t0012769	Derrica Fletcher	625.00	630.00	99.00	0.00	03/18/2019	02/28/2022		20.00
			Total	**950 S. Spring St.(950sprin)**	**2,695.00**	**2,725.00**	**1,199.00**	**0.00**				**-1,281.50**

Summary Groups	Square Footage	Market Rent	Actual Rent	Security Deposit	Other Deposits	# Of Units	% Unit Occupancy	% Sqft Occupied	Balance
Current/Notice/Vacant Residents	4,247.00	2,695.00	2,725.00	1,199.00	0.00	4.00	100.00	100.00	-1,281.50
Future Residents/Applicants	0.00	0.00	0.00	0.00	0.00	0.00			0.00
Occupied Units	4,247.00	2,695.00				4	100.00	100.00	
Total Non Rev Units	0.00	0.00				0	0.00	0.00	
Total Vacant Units	0.00	0.00				0	0.00	0.00	
Totals:	**4,247.00**	**2,695.00**	**2,725.00**	**1,199.00**	**0.00**	**4**	**100.00**	**100.00**	**-1,281.50**

12 Month Income Statement

For The Period Ending April 2021

Books = Cash

	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	Total
INCOME													
RENT/FEE INCOME													
Rent	2,810.00	1,405.00	1,365.50	3,949.50	3,327.50	3,072.92	3,996.00	2,046.00	2,046.00	2,696.00	2,736.00	2,735.00	32,185.42
Tenant Deposits	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
GROSS RENT/FEE INCOME	2,810.00	1,405.00	1,365.50	4,249.50	3,327.50	3,072.92	3,996.00	2,046.00	2,046.00	2,696.00	2,736.00	2,735.00	32,485.42
NET RENT/FEE INCOME	2,810.00	1,405.00	1,365.50	4,249.50	3,327.50	3,072.92	3,996.00	2,046.00	2,046.00	2,696.00	2,736.00	2,735.00	32,485.42
Passthru - Gas & Electric	0.00	0.00	39.50	61.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	0.65	151.15
Passthru - Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	0.00	25.00	50.00
TOTAL REIMBURSEMENT	0.00	0.00	39.50	61.00	0.00	0.00	0.00	75.00	0.00	0.00	0.00	25.65	201.15
OTHER INCOME													
Late Fees	0.00	0.00	0.00	79.50	127.50	64.50	64.00	64.00	64.00	64.00	64.00	140.50	732.00
TOTAL OTHER INCOME	0.00	0.00	0.00	79.50	127.50	64.50	64.00	64.00	64.00	64.00	64.00	140.50	732.00
TOTAL INCOME	**2,810.00**	**1,405.00**	**1,405.00**	**4,390.00**	**3,455.00**	**3,137.42**	**4,060.00**	**2,185.00**	**2,110.00**	**2,760.00**	**2,800.00**	**2,901.15**	**33,418.57**
OPERATING EXPENSES													
DIRECT EXPENSES													
Management Fees	281.00	140.50	140.50	439.00	345.50	313.74	406.00	218.50	211.00	276.00	280.00	290.12	3,341.86
TOTAL DIRECT EXPENSES	281.00	140.50	140.50	439.00	345.50	313.74	406.00	218.50	211.00	276.00	280.00	290.12	3,341.86
Advertising & Promotion	50.00	50.00	50.00	50.00	50.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Office Expense	0.00	0.00	4.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.34
Office Supplies	30.00	30.00	30.00	30.00	30.00	30.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
Taxes & Licenses	0.00	5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.00
TOTAL G & A EXPENSE	80.00	85.00	84.34	80.00	80.00	80.00	0.00	0.00	0.00	0.00	0.00	0.00	489.34
GROUNDS													
Fertilizer & Weed Control	0.00	0.00	15.00	0.00	15.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00
Grounds - Miscellaneous	0.00	780.00	20.00	0.00	22.00	0.00	0.00	72.00	0.00	216.00	0.00	0.00	1,110.00

12 Month Income Statement

For The Period Ending April 2021

Books = Cash

	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	Total
Mowing	410.00	100.00	345.00	0.00	315.00	0.00	280.00	0.00	70.00	0.00	0.00	0.00	1,520.00
TOTAL GROUNDS	410.00	880.00	380.00	0.00	352.00	0.00	280.00	72.00	70.00	216.00	0.00	0.00	2,660.00
MAINTENANCE													
Cleaning & Cleaning Supplies	0.00	65.00	65.00	100.00	130.00	0.00	65.00	65.00	65.00	65.00	65.00	65.00	750.00
HVAC (Heat, Ventilation, Air)	0.00	12.00	49.01	0.00	0.00	37.01	0.00	0.00	0.00	96.00	36.00	48.16	278.18
Inspections	0.00	0.00	0.00	0.00	60.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00
Maintenance - General	789.00	114.88	357.00	24.00	90.00	51.79	0.00	15.00	0.00	105.00	56.77	42.00	1,645.44
Pest Control	0.00	0.00	75.00	75.00	75.00	75.00	75.00	75.00	0.00	75.00	75.00	75.00	675.00
Plumbing	0.00	38.19	0.00	12.00	0.00	768.00	253.43	0.00	0.00	84.00	25.56	24.00	1,205.18
TOTAL MAINTENANCE	789.00	230.07	546.01	211.00	355.00	931.80	393.43	155.00	65.00	425.00	258.33	254.16	4,613.80
UTILITIES													
Gas & Electric	17.48	19.15	19.87	24.38	0.00	0.00	0.00	0.00	0.00	0.00	-1.05	0.00	79.83
TOTAL UTILITIES	17.48	19.15	19.87	24.38	0.00	0.00	0.00	0.00	0.00	0.00	-1.05	0.00	79.83
TOTAL OPERATING EXPENSES	**1,577.48**	**1,354.72**	**1,170.72**	**754.38**	**1,132.50**	**1,325.54**	**1,079.43**	**445.50**	**346.00**	**917.00**	**537.28**	**544.28**	**11,184.83**
NET OPERATING INCOME (LOSS)	**1,232.52**	**50.28**	**234.28**	**3,635.62**	**2,322.50**	**1,811.88**	**2,980.57**	**1,739.50**	**1,764.00**	**1,843.00**	**2,262.72**	**2,356.87**	**22,233.74**
NET INCOME (LOSS) BEFORE EOI	**1,232.52**	**50.28**	**234.28**	**3,635.62**	**2,322.50**	**1,811.88**	**2,980.57**	**1,739.50**	**1,764.00**	**1,843.00**	**2,262.72**	**2,356.87**	**22,233.74**
OTHER													
Replacements-Appliances	529.65	0.00	0.00	267.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	797.15
Replacements-Flooring	0.00	0.00	0.00	0.00	1,171.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,171.45
TOTAL OTHER	529.65	0.00	0.00	267.50	1,171.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,968.60
NET INCOME (LOSS) AFTER EOI	**702.87**	**50.28**	**234.28**	**3,368.12**	**1,151.05**	**1,811.88**	**2,980.57**	**1,739.50**	**1,764.00**	**1,843.00**	**2,262.72**	**2,356.87**	**20,265.14**

Paid by owner outside of management company (not included in above):
Insurance $2,933/yr
Taxes $3,488/yr
Water $4,800/yr (estimated)