

Rent Roll – 10 Unit Townhome Portfolio**Property Type:** Townhomes (2 Bed / 1.5 Bath)**Unit Size:** ~960–1,024 sq ft**Market Rent Estimate:** \$800/month

Unit Address	Unit	Rent	Lease Type	Lease End	Status	Notes
467 E Eufaula St	Apt A	\$850	Lease	6/30/27	Occupied	New tenant
467 E Eufaula St	Apt B	—	—	—	Vacant	
467 E Eufaula St	Apt C	—	—	—	Vacant	
468 E Eufaula St	Apt D	\$750	9/1/26	8/31/27	Occupied	
127 Depot Ln	Apt E	\$675	Lease	12/31/2026	Occupied	Police officer
127 Depot Ln	Apt F	\$700	Lease	08/30/2026	Occupied	New tenant \$850 coming
127 Depot Ln	Apt H	\$850	8/1/26	7/31/27	Vacant	New tenant \$850 coming 8/1
141 Depot Ln	Apt I	\$700	Month-to-Month	—	Occupied	Below market
141 Depot Ln	Apt J	---	---	--	Vacant	
141 Depot Ln	Apt K	\$725	Yearly	May 2027	Occupied	New tenant

Monthly expenses are:

Lawn Care \$250

Pool Maintenance \$150

Pool Electric \$150

Taxes per Dale County for 2025 were around \$5,100

Seller's current insurance is around \$600/year per unit

Recent updates in some of the units are new flooring, paint and some light fixtures (\$7,500)

Seller is working on the units as they become available if needed.

Roofs updated:

Eufaula St all units 2010

Unit E - flat roof 2022

Unit J - 2016

Unit K - 2015/16

Unit I - newer but do not have date