

FOOD LION CENTER

FOR SALE



READ & CO., REALTORS

111 SEMINOLE DRIVE, MADISON HEIGHTS, VA. 24572



DETAILS



Land:	4.82 Acres ±
Total Sq. Ft.	41,000 Sq. Ft. ±
Age:	1986
Zoning:	B – 2 General Commercial
Parking:	150+ marked spaces
Traffic Count:	33,000 ±VPD
2017 NOI:	\$234,000
Asking Price:	\$2,500,000

Coldwell Banker Commercial Read & Co. represent the Seller/Landlord of this property. Upon receipt of this information, Purchaser/Tenant acknowledges Coldwell Banker Commercial Read & Co.'s fiduciary responsibilities are to the Seller/Landlord.

The information provided is secured from services deemed reliable, however, the purchaser is responsible for conducting its own due diligence. All information is subject to change as outlined without notice.

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FOOD LION CENTER

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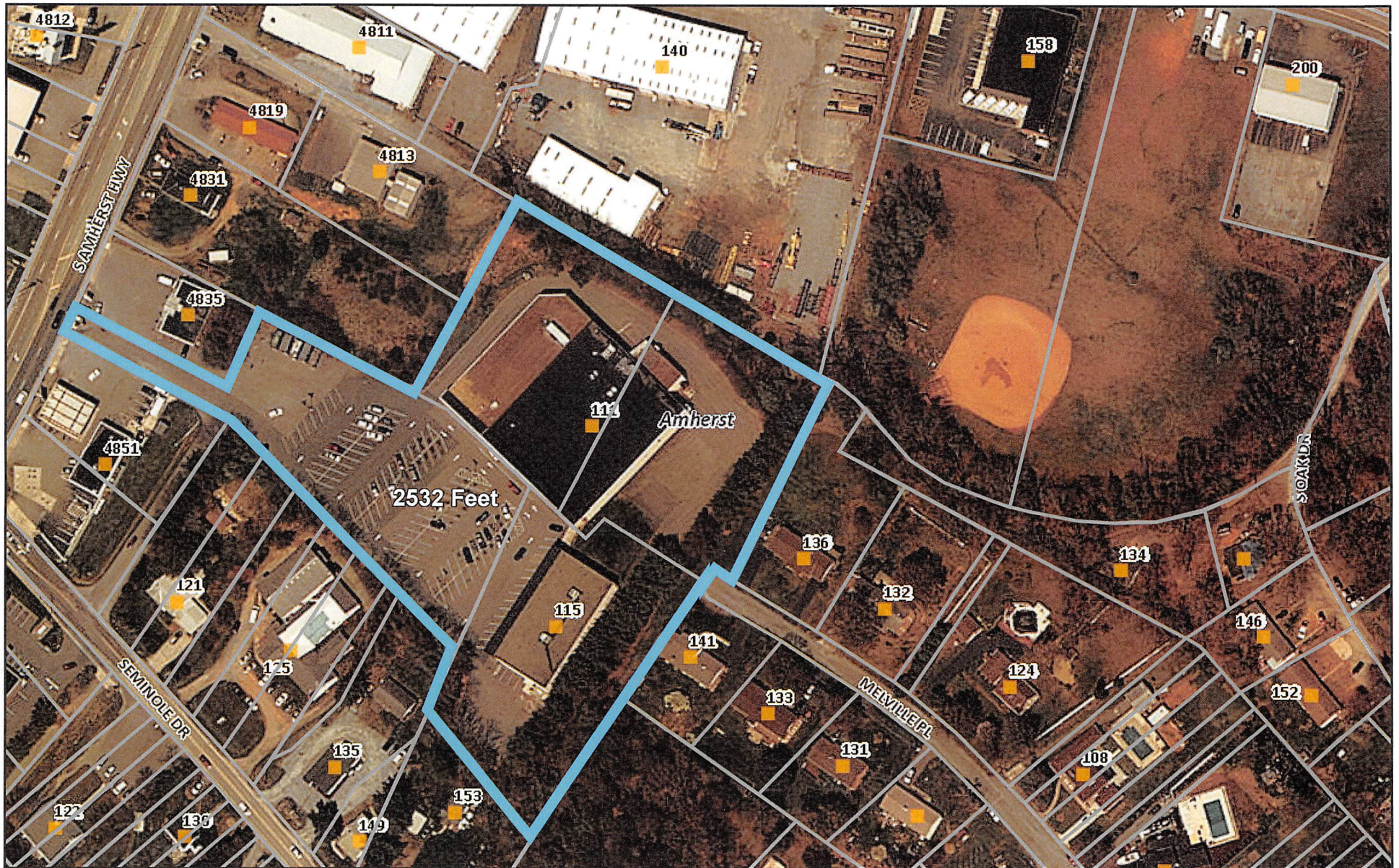
SITE PLAN



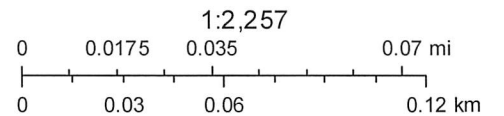
PROPERTY OVERVIEW

This Food Lion Center is approximately 41,000 sq. ft. situated on almost 5 acres in Madison Heights, Virginia. Completed in 1986, the Center consists of two Tenants: Food Lion occupying approximately 32,000 sq. ft. and River Church occupying 8,640 sq. ft. Having an average Net Operating Income of approximately \$218,000 over the last three years, the Center offers excellent cash flow at the attractive price of \$2,500,000.

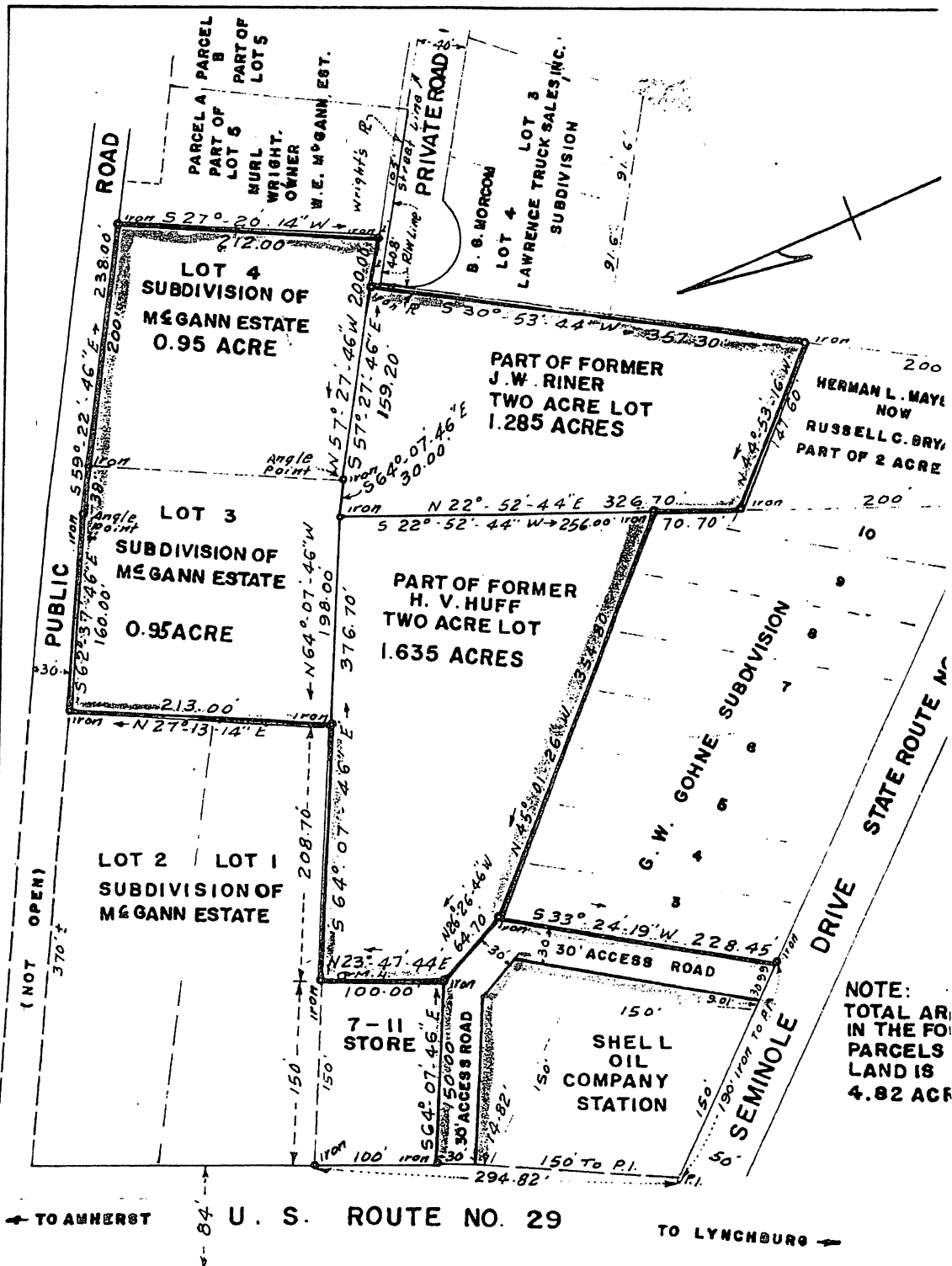
Madison Heights is located in Amherst County just across the James River from the City of Lynchburg. Demographics show a population of approximately 51,000 within a 5 mile radius of the Center having an average household income of \$55,000 (Exhibit 1). Situated near the corner of South Amherst Hwy., U.S. Rt. 29 Business and Seminole Drive, approximately 33,000 vehicles pass the site daily. Lease Summaries for the two Tenants are shown in (Exhibit 2). The income and expense statements for 2015, 2016 and 2017 are presented in (Exhibit 3). The average net operating income over the 3 year period is \$218,000. Food Lion has planned some remodeling of the store in 2018. Roof under warranty until January, 2023.



December 22, 2017



The GIS data is proprietary to the County, and title to this information remains in the County. All applicable common law and statutory rights in the GIS data including, but not limited to, rights in copyright, shall and will remain the property of the County. Information shown on these maps are derived from public records that are constantly undergoing change and do not replace a site survey, and is not warranted for content or accuracy.



← TO AMHERST 84' U. S. ROUTE NO. 29 TO LYNCHBURG →

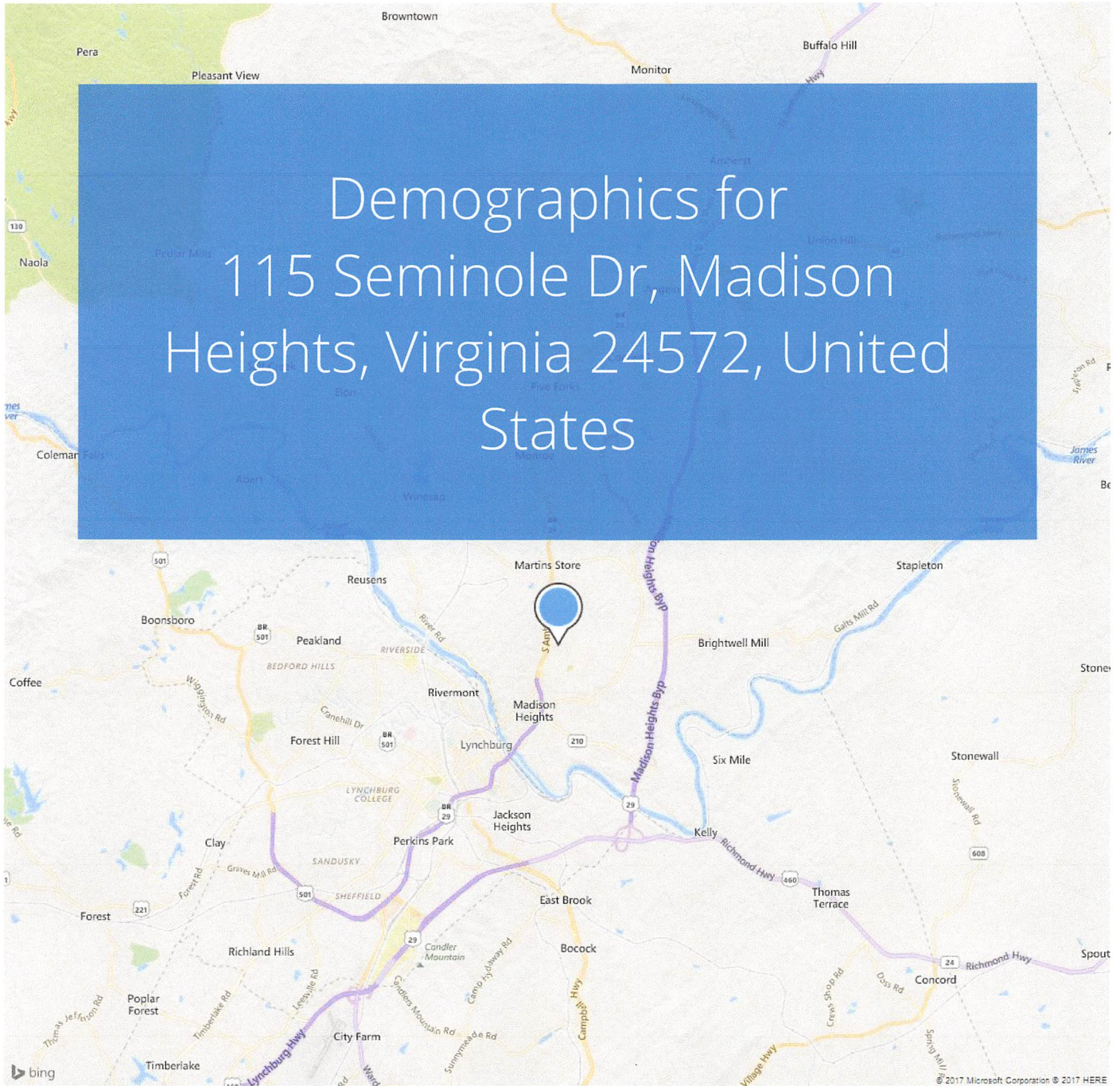
NOTE:
TOTAL AREA
IN THE FOUR
PARCELS
LAND IS
4.82 ACRES

COMMONWEALTH OF VIRGINIA
MAURICE G. OVERSTREET
CERTIFICATE No.

MAURICE G. OVERSTREET
Certified Land Surveyor



Demographics for 115 Seminole Dr, Madison Heights, Virginia 24572, United States



Population

Population

	1-mi.	3-mi.	5-mi.
Total Population (US Census 2010)	2,353	19,640	50,007
Total Population (Current Year)	2,301	19,886	51,259
Total Population (Five Year Projection)	2,301	19,898	51,416
Adult Population (US Census 2010)	1,822	15,353	39,018
Adult Population (Current Year)	1,796	15,818	40,445
Adult Population (Five Year Projection)	1,790	15,895	40,596
% Female Population (US Census 2010)	52.85%	51.28%	52.98%
% Male Population (US Census 2010)	47.15%	48.72%	47.02%
% Female Population (Current Year)	52.23%	51.02%	53.13%
% Male Population (Current Year)	47.77%	48.98%	46.87%
% Female Population (Five Year Projection)	51.78%	50.81%	52.91%
% Male Population (Five Year Projection)	48.22%	49.19%	47.09%
Total Daytime Population	1,964	20,508	62,647
Population aged 16 and under (Children)	542	2,934	8,585
Daytime population (Age 16+)	1,421	17,573	54,061
Civilian 16+, at Workplace	693	11,406	34,824
Retired population (Age 65+)	394	2,865	7,122
Homemakers (Age 16+)	271	2,343	5,186

Population Mosaic (Current Year)

	1-mi.	3-mi.	5-mi.
% Power Elite	0%	0%	0%
% Flourishing Families	0%	2.48%	4.04%
% Booming with Confidence	0%	0%	2.47%
% Suburban Style	0%	0%	0.04%
% Thriving Boomers	0%	0%	0.09%
% Promising Families	0%	0%	0%
% Young City Solos	0%	0%	0%

% Middle-class Melting Pot	0%	0%	0%
% Family Union	0%	0.25%	0.85%
% Autumn Years	33.81%	25.27%	13.47%
% Significant Singles	0%	0%	0%
% Blue Sky Boomers	0%	1.97%	5.29%
% Families in Motion	0%	0%	0%
% Pastoral Pride	0%	7.92%	9.69%
% Singles and Starters	0%	0.9%	9.39%
% Cultural Connections	0%	0%	0%
% Golden Year Guardians	27.72%	12.22%	10.04%
% Aspirational Fusion	0%	8.16%	7.33%
% Economic Challenges	38.47%	40.83%	37.3%
% Unclassified	0%	0%	0%

Age

	1-mi.	3-mi.	5-mi.
Median Age, Total	40.36	40.17	35.34
% Age 18+	78.05%	79.54%	78.9%
% Age 55+	31.64%	30.11%	28.34%
% Age 65+	19.4%	16.45%	16.15%

Ethnicity

	1-mi.	3-mi.	5-mi.
% White (2010 US Census, Not Hispanic/Latino)	74.4%	57.11%	59.86%
% Black/African American (2010 US Census, Not Hispanic/Latino)	20.86%	39.25%	36.65%
% American Indian & Alaska Native (2010 US Census, Not Hispanic/Latino)	1.21%	0.63%	0.5%
% Asian (2010 US Census, Not Hispanic/Latino)	0.98%	0.61%	0.71%
% Native Hawaiian / Other Pacific Islander (2010 US Census, Not Hispanic/Latino)	0.01%	0.03%	0.03%
% Some other race (2010 US Census, Not Hispanic/Latino)	0.15%	0.17%	0.19%
% Two or more races (2010 US Census, Not Hispanic/Latino)	2.39%	2.19%	2.07%
% White (2010 US Census, Hispanic/Latino)	54.08%	43.42%	48.09%
% Black/African American (2010 US Census, Hispanic/Latino)	11.39%	13.77%	9.48%
% American Indian & Alaska Native (2010 US Census, Hispanic/Latino)	0%	2.79%	2.38%

% Asian (2010 US Census, Hispanic/Latino)	0%	1.1%	0.57%
% Native Hawaiian / Other Pacific Islander (2010 US Census, Hispanic/Latino)	0%	1.44%	0.66%
% Some other race (2010 US Census, Hispanic/Latino)	27.84%	27.41%	28.69%
% Two or more races (2010 US Census, Hispanic/Latino)	6.69%	10.08%	10.13%
% White (Current Year, Not Hispanic/Latino)	74.15%	57.03%	60.27%
% Black/African American (Current Year, Not Hispanic/Latino)	20.69%	38.96%	35.78%
% American Indian & Alaska Native (Current Year, Not Hispanic/Latino)	1.11%	0.67%	0.57%
% Asian (Current Year, Not Hispanic/Latino)	1.21%	0.73%	0.9%
% Native Hawaiian / Other Pacific Islander (Current Year, Not Hispanic/Latino)	0.01%	0.04%	0.04%
% Some other race (Current Year, Not Hispanic/Latino)	0.14%	0.16%	0.18%
% Two or more races (Current Year, Not Hispanic/Latino)	2.69%	2.42%	2.26%
% White (Current Year), Hispanic/Latino	50.78%	42.39%	47.32%
% Black/African American (Current Year, Hispanic/Latino)	13.48%	14.8%	10.1%
% American Indian & Alaska Native (Current Year, Hispanic/Latino)	0%	3.54%	2.81%
% Asian (Current Year, Hispanic/Latino)	0%	1.23%	0.57%
% Native Hawaiian / Other Pacific Islander (Current Year, Hispanic/Latino)	0%	1.04%	0.49%
% Some other race (Current Year, Hispanic/Latino)	25.43%	25.29%	27.9%
% Two or more races (Current Year, Hispanic/Latino)	10.3%	11.72%	10.8%
% White (Five Year Projection, Not Hispanic/Latino)	72.84%	56.16%	59.55%
% Black/African American (Five Year Projection, Not Hispanic/Latino)	21.46%	39.39%	36.06%
% American Indian & Alaska Native (Five Year Projection, Not Hispanic/Latino)	1.13%	0.7%	0.59%
% Asian (Five Year Projection, Not Hispanic/Latino)	1.28%	0.78%	0.98%
% Native Hawaiian / Other Pacific Islander (Five Year Projection, Not Hispanic/Latino)	0.01%	0.04%	0.05%
% Some other race (Five Year Projection, Not Hispanic/Latino)	0.14%	0.16%	0.18%
% Two or more races (Five Year Projection, Not Hispanic/Latino)	3.14%	2.78%	2.59%
% White (Five Year Projection, Hispanic/Latino)	51.94%	42.81%	47.98%
% Black/African American (Five Year Projection, Hispanic/Latino)	12.45%	13.79%	9.29%
% American Indian & Alaska Native (Five Year Projection, Hispanic/Latino)	0%	3.74%	2.68%
% Asian (Five Year Projection, Hispanic/Latino)	0%	1.14%	0.52%
% Native Hawaiian / Other Pacific Islander (Five Year Projection, Hispanic/Latino)	0%	0.96%	0.45%
% Some other race (Five Year Projection, Hispanic/Latino)	25.25%	26.07%	28.32%
% Two or more races (Five Year Projection, Hispanic/Latino)	10.37%	11.5%	10.77%

Housing & Households

Housing and Household's

	1-mi.	3-mi.	5-mi.
Land Area (Estimated Square Miles)	3.67	35.09	79.6
Total Housing Units (Current Year)	1,077	9,050	22,109
Total Households (Current Year)	993	8,014	20,053
Total Households (Five Year Projection)	1,004	8,151	20,346
Owner-Occupied: Owned with a mortgage or loan	340	2,692	6,669
Owner-Occupied: Owned free and clear	248	1,873	4,439
Renter-Occupied	405	3,449	8,945

Housing Value (Current Year)

	1-mi.	3-mi.	5-mi.
Housing Value < \$10,000	15	91	313
Housing Value \$10,000-\$14,999	8	91	231
Housing Value \$15,000-\$19,999	5	45	179
Housing Value \$20,000-\$24,999	5	80	248
Housing Value \$25,000-\$29,999	4	120	218
Housing Value \$30,000-\$34,999	4	104	185
Housing Value \$35,000-\$39,999	4	101	192
Housing Value \$40,000-\$49,999	9	92	217
Housing Value \$50,000-\$59,999	24	152	409
Housing Value \$60,000-\$69,999	25	203	513
Housing Value \$70,000-\$79,999	25	214	539
Housing Value \$80,000-\$89,999	38	310	791
Housing Value \$90,000-\$99,999	53	264	566
Housing Value \$100,000-\$124,999	68	489	979
Housing Value \$125,000-\$149,999	84	560	1,072
Housing Value \$150,000-\$174,999	77	537	1,143
Housing Value \$175,000-\$199,999	53	323	699
Housing Value \$200,000-\$249,999	50	352	985

Housing Value \$250,000-\$299,999	22	171	436
Housing Value \$300,000-\$399,999	3	136	475
Housing Value \$400,000-\$499,999	9	62	296
Housing Value \$500,000-\$749,999	2	34	235
Housing Value \$750,000-\$999,999	0	12	112
Housing Value \$1,000,000 or more	0	22	73
Total Owner-occupied housing units (OOHU)	588	4,565	11,108

Income

	1-mi.	3-mi.	5-mi.
Per Capita Income (2010 US Census, based on Total Population)	\$20,363	\$19,417	\$22,114
Per Capita Income (Current Year, based on Total Population)	\$20,387	\$19,766	\$22,907
Per Capita Income (Five Year Projection, based on Total Population)	\$23,804	\$22,763	\$26,249
Average (Mean) Household Income (Current Year)	\$47,246	\$46,761	\$55,009
Median Household Income (Current Year)	\$35,654	\$34,540	\$35,688

% Households by Income (Current Year)

	1-mi.	3-mi.	5-mi.
% Household Income < \$10,000	11.43%	13.85%	12.94%
% Household Income \$10,000-\$14,999	6.89%	7.92%	7.76%
% Household Income \$15,000-\$19,999	9.84%	8.17%	7.56%
% Household Income \$20,000-\$24,999	7.57%	8.04%	8.15%
% Household Income \$25,000-\$29,999	6.7%	6.69%	7.23%
% Household Income \$30,000-\$34,999	6.85%	5.85%	5.61%
% Household Income \$35,000-\$39,999	4.97%	5.5%	5.15%
% Household Income \$40,000-\$44,999	5.48%	4.84%	4.52%
% Household Income \$45,000-\$49,999	4.68%	4.57%	4.05%
% Household Income \$50,000-\$59,999	11.13%	7.79%	7.57%
% Household Income \$60,000-\$74,999	9.19%	10.06%	9.07%
% Household Income \$75,000-\$99,999	7.01%	8.29%	8.64%
% Household Income \$100,000-\$124,999	5.29%	4.61%	4.76%
% Household Income \$125,000-\$149,999	1.06%	1.63%	2.32%
% Household Income \$150,000-\$199,999	0.63%	1.09%	1.94%

% Household Income \$200,000-\$249,999	0.65%	0.55%	1.19%
% Household Income \$250,000-\$499,999	0.32%	0.31%	0.88%
% Household Income \$500,000+	0.3%	0.23%	0.65%

Education (Current Year)

Education

	1-mi.	3-mi.	5-mi.
College undergraduate	105	1,054	5,322
Graduate or prof school	0	192	730

Educational Attainment

	1-mi.	3-mi.	5-mi.
No schooling completed	30	581	923
Nursery to 4th grade	11	67	189
5th and 6th grade	50	191	471
7th and 8th grade	57	570	1,263
9th grade	26	259	622
10th grade	59	565	1,095
11th grade	79	646	1,340
12th grade, no diploma	27	286	638
High school graduate, GED	600	4,931	10,418
Some college, <1 year	139	931	2,166
Some college, 1+ years	197	1,535	3,734
Associate's degree	122	969	2,159
Bachelor's degree	131	1,381	4,269
Master's degree	80	631	1,957
Professional school degree	11	79	556
Doctorate degree	5	68	362

Employment and Occupation

Employment and Occupation

	1-mi.	3-mi.	5-mi.
Total Civilian employed population aged 16+ (2010 US Census)	978	7,968	20,651
Total Civilian employed population aged 16+ (Current Year)	923	7,747	20,283
Total Civilian employed population aged 16+ (Five Year Projection)	876	7,554	19,969

% Employment by Industry (2010 US Census)

	1-mi.	3-mi.	5-mi.
% Armed Forces (2010 US Census)	0.16%	0.55%	0.59%
% Civilian, Employed (2010 US Census)	92.23%	91.85%	91.57%
% Civilian, Unemployed (2010 US Census)	7.61%	7.6%	7.84%
% Not in Labor Force (2010 US Census)	43.66%	45.44%	44.1%
% Armed Forces (Current Year)	0.18%	0.62%	0.65%
% Civilian, Employed (Current Year)	95.65%	94.37%	94%
% Civilian, Unemployed (Current Year)	4.17%	5.01%	5.35%
% Not in Labor Force (Current Year)	47.79%	49.65%	48.18%
% Armed Forces (Five Year Projection)	0.19%	0.62%	0.65%
% Civilian, Employed (Five Year Projection)	95.72%	94.49%	94.13%
% Civilian, Unemployed (Five Year Projection)	4.1%	4.89%	5.22%
% Not in Labor Force (Five Year Projection)	50.18%	51.06%	49.13%

Transportation to Work (Current Year)

	1-mi.	3-mi.	5-mi.
Total Workers 16+	923	7,747	20,283
Car, truck, or van	859	6,903	17,592
Public transport (not taxi)	17	312	746
Worked at home	16	174	715

Travel Time to Work (Current Year)

	1-mi.	3-mi.	5-mi.
< 5 minutes	44	320	929
5-9 minutes	127	1,015	3,025
10-14 minutes	194	1,500	4,486
15-19 minutes	240	1,725	4,350
20-24 minutes	167	1,407	2,971
25-29 minutes	40	440	895
30-34 minutes	48	527	1,397
35-39 minutes	16	85	224
40-44 minutes	9	69	170
45-59 minutes	5	117	277
60-89 minutes	7	266	557
90+ minutes	10	101	287

Consumer Expenditures (Current Year)

Consumer Expenditures

	1-mi.	3-mi.	5-mi.
Total Alcoholic beverages	\$311,057	\$2,440,338	\$6,514,036
Total Apparel and services	\$1,311,914	\$10,946,482	\$28,936,347
Total Cash contributions	\$1,804,477	\$14,609,401	\$40,113,066
Total Education	\$751,190	\$6,302,453	\$17,387,015
Total Entertainment	\$1,915,518	\$15,526,698	\$41,004,226
Total Food	\$5,532,440	\$44,946,336	\$118,247,796
Total Gifts	\$913,824	\$7,554,319	\$20,249,357
Total Healthcare	\$3,702,915	\$29,145,042	\$76,908,426
Total Housing	\$14,913,868	\$121,258,130	\$316,678,565
Total Miscellaneous	\$549,229	\$4,379,303	\$11,757,077
Total Personal care products and services	\$467,454	\$3,926,054	\$10,282,617
Total Personal insurance and pensions	\$4,202,743	\$34,733,275	\$94,501,106
Total Reading	\$86,741	\$730,160	\$2,034,858
Total Tobacco products and smoking supplies	\$371,561	\$2,991,421	\$7,481,578
Total Transportation	\$9,005,980	\$72,620,101	\$189,485,808

Retail Demand by Store Type

	1-mi.	3-mi.	5-mi.
Total Retail Demand	\$34,549,664	\$280,055,657	\$737,163,028
Building Material & Garden Equipment & Supply Dealers	\$2,362,543	\$19,341,554	\$52,805,814
Clothing & Clothing Accessories Stores	\$1,493,163	\$12,451,957	\$33,075,247
Electronics and Appliance Stores	\$635,027	\$5,165,584	\$13,682,202
Food & Beverage Stores	\$4,579,405	\$37,125,648	\$96,869,504
Food Services & Drinking Places	\$3,895,781	\$31,456,127	\$83,867,493
Furniture & Home Furnishings Stores	\$684,717	\$5,525,129	\$14,711,392
Gasoline stations	\$2,747,310	\$21,904,579	\$56,125,161
General Merchandise Stores	\$4,216,431	\$34,316,430	\$89,933,222

General Merchandise, Apparel and Accessories, Furniture and Other Sales	\$7,686,949	\$62,819,883	\$165,574,244
Health & Personal Care Stores	\$2,150,067	\$17,268,937	\$45,511,456
Miscellaneous Store Retailers	\$749,073	\$6,013,582	\$15,743,820
Motor Vehicle & Parts Dealers	\$7,262,949	\$58,724,195	\$153,370,612
Nonstore retailers	\$3,313,522	\$27,005,178	\$71,545,272
Sporting Goods, Hobby, Musical Instrument, and Book Stores	\$459,675	\$3,756,756	\$9,921,835

Business Summary by SIC

	1-mi.	3-mi.	5-mi.
Agriculture, Forestry, & Fishing (01-09)	2	13	32
Construction (15-17)	5	40	95
Finance, Insurance, & Real Estate (60-69)	8	97	199
Manufacturing (20-39)	4	34	80
Mining (10-14)	0	0	2
Public Administration (90-98)	0	37	58
Retail Trade (52-59)	25	156	343
Services (70-89)	48	449	1,025
Transportation, Communications, Electric, Gas, & Sanitary Services (40-49)	2	21	60
Wholesale Trade (50-51)	5	34	82

EXHIBIT 2

LEASE SUMMARY FOOD LION LEASE

Landlord:	Ecktown Associates, a Virginia General Partnership	
Tenant:	Foodtown Stores, Inc. now Delhaize America Shared Services Group, LLC	
Square Footage:	30,520 Sq. Ft.	
Commencement Date After Expansion:	February 26, 1996	
Original Construction Date:	1986	
Current Expiration Date:	February 25, 2021	
Options:	3 – 5 year options remaining	
Current Rental Rate:	\$220,550.00 / year	
Rental Rate Option Period: (180 days notice required)	<u>Period</u>	<u>Annual Rental Rate</u>
	2/26/2021 – 2/25/2026	\$232,457.00
	2/26/2026 – 2/25/2031	\$244,364.00
	2/26/2031 – 2/25/2036	\$256,271.00
Utilities:	Tenant responsible for all utilities, to include electricity, water, sewer, gas, telephone & other utilities	
Repairs by Tenant:	All interior repairs, maintenance & replacement of HVAC equipment, windows, doors & plate glass	
Repairs by Landlord:	Common areas, building exterior (including paint), roof, gutters, downspouts, sprinkler system, masonry walls, foundation, & structural members.	
Percentage Rental:	1% natural break	
Common Area Pass Throughs:	Food Lion pays its prorata share calculated at 77.15%	
Insurance Pass Through:	Food Lion pays its prorata share of all increases in the fire and extended coverage over the base lease year.	

Real Estate Pass Through:

Food Lion pays its prorata share of real estate taxes

Exclusive:

Landlord nor its Successors, Assigns, Representatives, nor Heirs will lease, rent, or occupy or permit to be occupied any premises owned or controlled by Landlord within one (1) mile of the leased premises to be used for the sale of Supermarket merchandise.

Other Tenant Restrictions:

Other Tenants requiring Food Lions written approval include: Theatre or Motion Picture Establishment, Health Spa, Skating Rink, Health, Recreational or Entertainment –type activity, No establishment selling alcoholic beverages for on premises consumption and Tenants not engaged in merchandising type of business.

LEASE SUMMARY
RIVER CHURCH of MADISON HEIGHTS

Landlord: Ecktown Associates, a Virginia General Partnership

Tenant: River Church of Madison Heights

Square Footage: 8,640 Sq. Ft.

Commencement Date: February 23, 2015

Expiration Date: April 30, 2020

Options: One – 2 year option

Rental Rate:	<u>Period</u>	<u>Annual Rental Rate</u>
	5/01/2017 – 4/30/2018	\$33,180.00
	5/01/2018 – 4/30/2020	\$38,880.00

Rental Rate Option Period:	<u>Period</u>	<u>Annual Rental Rate</u>
	5/01/2020 – 4/30/2022	\$38,880.00

Utilities: Tenant responsible for all utilities, to include electricity, water, sewer, janitorial service and all other utilities.

Repairs by Tenant: Entire interior, all window glass, plate glass, plumbing, wiring, electrical, and up to \$300.00 per occurrence on HVAC repairs.

Repairs by Landlord: Common areas, building exterior, structure, roof and HVAC repairs in excess of \$300.00 on a per occurrence basis.

Common Area Pass Throughs: River Church pays its prorata share calculated at 22.70%

Insurance Pass Through: River Church pays its prorata share

Security Deposit: \$1325.00

EXHIBIT 3

2015

Madison Heights

Revenue:

Food Lion rent	\$ 208,643.00
River Church rent	10,600.00
FL CAM	18,904.00
River Church CAM	4,081.00
FL Tax	9,922.00
River Church Tax	2,892.00
FL Ins.	<u>3,181.00</u>
	\$ 258,223.00

Expenses:

Cleaning & Maintenance	\$ 1,526.00
Legal and Professional	4,235.00
Repairs	6,210.00
Utilities	96.00
Other	4,874.00
Taxes	3,796.00
Insurance	3,283.00
FL CAM	18,904.00
River Church CAM	4,081.00
FL Tax	9,922.00
River Church Tax	2,892.00
FL Ins.	<u>3,181.00</u>
	\$ 63,000.00

NOI \$ 195,223.00

2016

Madison Heights

Revenue:

Food Lion rent	\$ 218,702.40
River Church rent	19,615.00
FL CAM	20,311.51
River Church CAM	6,862.42
FL Tax	13,959.12
River Church Tax	3,926.36
FL Ins.	<u>4,625.47</u>
	\$ 288,002.28

Expenses:

Cleaning & Maintenance	\$ 75.00
Legal and Professional	4,562.00
Repairs	165.00
Utilities	40.00
Other	6,461.00
Taxes	208.00
Insurance	1,650.00
FL CAM	20,311.51
River Church CAM	6,862.42
FL Tax	13,959.12
River Church Tax	3,926.36
FL Ins.	<u>4,625.47</u>
	\$ 62,845.88

NOI \$ 225,156.40

2017

Madison Heights

Revenue:

Food Lion rent	\$ 220,550.04
River Church rent	29,580.00
FL CAM	19,396.96
River Church CAM	5,455.87
FL Real Estate Tax	13,959.12
River Church Tax	3,926.36
River Church Ins.	1,241.89
FL Ins.	<u>4,090.00</u>
	\$ 298,200.24

Expenses:

Cleaning & Maintenance	\$ 5,145.00
Legal and Professional	1,706.67
CAM	15.33
Repairs	5,332.00
Other	949.75
Taxes	208.34
Management fee	1,999.62
Insurance	391.11
FL CAM	19,396.96
River Church CAM	5,455.87
FL Tax	13,959.12
River Church Tax	3,926.36
River Church Ins.	1,241.89
FL Ins.	<u>4,090.00</u>
	\$ 63,818.02

NOI \$ 234,382.22