

547 Eastgate Rd. Sevierville, TN 37862**9 Unit Warehouse / Flex Space****Income**

Unit	Tenant	Square Feet	Rent / Mo	Annual
529	Personal training by Mattie	1800	\$1,105.00	\$13,260.00
533	Thistle Dew Nicely	900	\$675.00	\$8,100.00
535	General Contractor	900	\$750.00	\$9,000.00
537	Ambient HVAC	900	\$675.00	\$8,100.00
539	Exp. Wholesale Art	1500	\$977.00	\$11,724.00
541	Thistle Dew Nicely	1500	\$1,050.00	\$12,600.00
543	Tex Plus Painting, LLC	900	\$600.00	\$7,200.00
545	Showtech LLC	900	\$650.00	\$7,800.00
547	Showtech LLC	900	\$650.00	\$7,800.00
	Total	10200	\$7,132.00	\$85,584.00

Expense

Insurance	\$191.75	\$2,301.00
Trash Pickup	\$175.00	\$2,100.00
Property Taxes	\$357.75	\$4,293.00
Mowing	\$75.00	\$900.00
Total	\$799.50	\$9,594.00

Net Operating Income**\$6,332.50** **\$75,990.00****9.6 Cap @ \$795,000**