111 Taylor Dr, Lexington, SC Rent Roll and Financials

Tenants	Monthly Rent	Security Deposit	Lease Exp.	
APT 1	Vacant	$ -		Market Rent is $1,250-$1,350
APT 2	$ 950.00	$ 600.00	MTM	
APT 3	$ 1,050.00	$ 2,000.00	MTM	
APT 4	$ 1,050.00	$ 2,000.00	MTM	

	Current	*Upside*	
Annual Rental Income:	**$ 36,600.00**	**$60,000**	*Increase all rents to $1,250/month*
Expenses			
Taxes	$ 6,372.00	$ 6,372.00	
Insurance	$ 2,500.00	$ 2,500.00	
Utilities	$ 1,700.00	$ 1,700.00	
Misc. Maint. & Repairs	$ 2,500.00	$ 2,500.00	
Landscaping	$ 600.00	$ 600.00	
Annual Expenses:	**$ 13,672.00**	**$ 13,672.00**	
NOI:	**$ 22,928.00**	**$46,328.00**	
List Price: $575,000			
Cap Rate:	**3.99%**	**8.06%**	

Landlord will immediately attempt to lease the vacant unit and increase all existing rents to $1,250 (or more) per month effective January 1, 2026.

Updates completed in 2025: New Roof, new siding, 2 updated kitchens
All HVAC units and water heaters have been replaced in the last 4 years