

111 Taylor Dr, Lexington, SC Rent Roll and Financials

Tenants		Monthly Rent	Security Deposit	Lease Exp.
APT1	\$	1,300.00	\$ 2,000.00	10/31/26 <i>Market Rent is \$1,250-\$1,350</i>
APT2	\$	950.00	\$ 600.00	MTM
APT3	\$	1,275.00	\$ 2,000.00	4/30/26
APT4	\$	1,250.00	\$ 2,000.00	4/30/26

Annual Rental Income: \$ 57,300.00

Expenses

Taxes	\$	6,372.00
Insurance	\$	2,500.00
Utilities	\$	1,700.00
Misc. Maint. & Repairs	\$	2,500.00
Landscaping	\$	600.00
Annual Expenses:	\$	13,672.00

NOI: \$ 43,628.00
List Price: \$575,000
Cap Rate: 7.59%

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