

I. Financial and Rental Summary

- **2024 Total Revenue (West and East Rentals Only):** \$361,842
- **2025 Total Revenue (Whole, West, and East Rentals):** \$337,975
 - *Note: Whole-home rentals commenced in September 2025. Scheduled maintenance occurred in February and March 2025.*
 - *Note: Management company had a rate discrepancy and credited the seller. That total is not shown in the 2025 total.*
- **2026 Revenue Booked Year-to-Date (as of 6/2026):** \$306,038

II. Recent Upgrades & Replacements

Roof:

- New roof installed in 2025.

Interior Paint:

- Interior painted in 2025.

HVAC System:

- New units installed in 2023 and 2024.
- New duct work installed in 2025.
- Includes a service plan for bi-annual coil cleaning and inspection (Spring and Fall).

Appliances:

- New refrigerators installed on both East and West sides (2024).
- New washer installed on the East side (2024).

Pools:

- Both pools were replastered by Riviera Pools in March 2025.

Elevators:

- West Side: Replaced January 2024.
- East Side: Replaced Fall 2023.

Electrical:

- Small breakers replaced in 2021.
- Large breakers replaced in 2024.

III. Utilities and Service Providers

- **Sewer (Grinder Pump):** Baldwin County Sewer
- **Water:** GS Utilities
- **Pest Control:** Arrow
- **Electric:** Baldwin EMC