

General Information Sheet

Property: North Main Street, Madison, VA

Property Maintenance & Service Providers

Roofing & Repairs: Roanoke Roofing – Installed the new roof and has completed various repairs over the years.

HVAC: Brown Mechanical – Primary HVAC service provider. - Multiple units replaced in the last 5 years
- New unit installed May 9, 2024 - Another unit replaced July 2021

Water Systems: Country Water Systems – Ongoing maintenance; property includes a water softener system.

Plumbing: Edwards Plumbing – Various plumbing repairs: - Replaced line from well to tank - Replaced line inside the well

Septic: Brown Septic – Pumps septic tank every two years. - Tank and distribution box installed in 2017

Lawn Care: Craig Lawn Service – Grounds maintenance and mowing.

Property Features & Utilities

- Power for the well system and parking lot light is controlled by the panel box in the Saddle Shop (left side of building, near back door).
- Parking lot paved in 2012.
- Back door to deli updated/replaced.

Rental Income History

- Deli: \$1,900 / month (Current)
- Tattoo Shop: \$1,650 / month (Current)
- Ice Cream Shop: \$1,500 / month (Current)
- Saddle Shop: Vacant (Not leased)

Current Monthly Income: \$5,050

Current Annualized Gross Income: \$60,600

Historical (Full Occupancy):

Total Monthly: \$9,700

Annual Gross: \$116,400