

McCray Patrick Properties, LLC

23/25 West Old St. Petersburg VA

8/1/2026

Unit	Tenant	Address	SF	Effective Date	Expiration Date	# of Occupants	Security Deposit	Monthly Rent	Due On	
23A	1BR/1/.5 Bath	Cheryl Simmers	23A W. Old Street	800	1-Jul-25	30-Jun-27	1	\$ 1,200	\$ 1,200	1st
25A	1BR/1 Bath	Mateo Salas - AirBnB	25A W. Old Street	2,000	1-Nov-25	31-Oct-26	1	\$ -	\$ 800	1st
23B	2BR/2 Bath	Deonta Gregory	25B W. Old Street	2,000	1-Aug-26	1-Jul-27	3	\$ -	\$ 1,400	1st
25B	1BR/1.5 Bath	Anthony Coleman	23B W. Old Street	2,000	1-Mar-26	28-Feb-27	1	\$ 1,200	\$ 1,200	1st
Pike St	1BR/1 Bath	Petersburg Antiques	Rear Unit	1,500	1-Aug-26	31-Jul-28	1	\$ 750	\$ 750	1st
				8,300						
							TOTAL MONTHLY RENT	\$ 5,350	\$ 64,200	
							Annual Utilities	\$ -		
							Annual Taxes	\$ 3,037		
							Annual Insurance	\$ 3,122		
							Annual Maint.	\$ 3,600		
							Total Oper. Expenses	\$ 9,759		