

RENT ROLLS/UNIT DETAILS

UNIT	RENT	SQ FT	BED/BATH	HVAC	APPLIANCES
A	\$1,550	726	2/1	CENTRAL	R,M,O,D
B	\$1,350	664	1/1	CENTRAL	R,M,O,D
C	\$1,050	421	1/1.5	CENTRAL	R,O
D	\$1,250	559	1/1	CENTRAL	R,M,O,D
E	\$1,450	684	2/1	CENTRAL	R,O,D
F	\$1,250	455	1/1	CENTRAL	R,M,O,D
G	\$1,250	608	1/1	CENTRAL	R,O,D
H	\$1,250 LEASE PENDING	377	1/1	WINDOW	R,O
P.M. UNIT	\$400	248	STUDIO	DUCTLESS	R,M
LAUNDRY	\$150-200				
PARKING	\$0				
TTL MTHLY	\$11,000.00				
ANNUAL	\$132,000.00				
ANNUAL EXPENSES:					
UTILITIES	\$6,806				
HAZARD INS.	\$5,800				
FLOOD INS. (X ZONE)	\$0				
TAXES	\$10,453.00				
REPAIRS & MAINTENANCE	\$3,600				
YARD (INCLUDED ABOVE)	\$0				
TOTAL EXPENSES	\$20,859.60				

ADDITIONAL PROPERTY NOTES:

- **X Zone flood**
- **Roof 2021**
- **CENTRAL HVAC in 7 units**
- **HVAC ages by Unit: A-YRS, B-4YRS, C-10YRS, D-3YRS, E-1YRS, F-2YRS, G- 20YRS**
- **Low Maintenance grounds (No Grass)**
- **Most Units have some private outdoor space**
- **NO RECORDED LEASES**
- **8 Electric meters, 7 units paid by tenants**
- **8th Meter =Unit H, PM Studio and Laundry/hall**
- **In Units Seller Owned -R=Refrigerator, M= Microwave, O=Oven, D=Dishwasher**
- **Washer/Dryer (Communal) located on each floor, Upper 5YRS, Lower 1YR**
- **All units wired for security (not currently utilized),Not all units have remotes for the gate**