

Rents are broken down as follows:

Unit A	2 bed/2 bath	\$525.00	same person for 20 years
Unit B	2 bed/1 bath	\$500.00	same person for about 3 years
Unit C	1 bed/1 bath	\$475.00	same person for about 5 years
Unit D	1 bed/1 bath	\$375.00	same person for about 15 years
Unit E	2 bed/2 bath	\$500.00	same person for about 15 years
Unit F	2 bed/2 bath	\$550.00	same person for about 20 years

This was the rent they signed on their first lease & he never raised the rent for any of them.

Breakdown of Expenses:

Insurance	\$ 3,500.00
Taxes	\$ 7,847.00
Miscellaneous	<u>\$ 4,158.00</u>
	\$15,505.00

Total Annual Rent	\$35,100.00 *
Total Annual Expenses	<u>\$15,505.00 *</u>
Approx. Net Income	<u>\$19,595.00 *</u>

***All figures are approximate**

Room measurements are not available at this time as all units are occupied but you may bring something to measure rooms at showing.

Roof replaced in 2016

Siding replaced July 2018

Exterior repainted July 2018

Electrical, is all copper with ground wiring, same as todays standard

All units have their own water & electrical meters so tenants are billed directly

Selling because time to retire.

All AC units are within 5 years old, some were replaced within the last two years