

**Income & Expenses: 814 S Jenkins Blvd, 822 S Jenkins Blvd, 830 S Jenkins Blvd, 836 S Jenkins Blvd & 1633 Seth Roberts Dr.**

Mid Century Duplexes consisting of 1 Bedroom, 1 Bath Units with Garages & Washer/Dryer Hookups. Built in 1964

**Summit County Parcel Numbers**

814 S Jenkin Blvd: **6744554**

822 S Jenkin Blvd: **6744559**

830 S Jenkin Blvd: **6744548**

836 S Jenkin Blvd: **6744551**

1633 Seth Roberts Dr: **6744552**

**RENT ROLL:**

Unit 814 A – **607.50 SF** - \$800.00/MO – Month to Month (Tenant since: Oct. 2019)

Unit 814 B – **607.50 SF** - \$825.00/MO – Month to Month (Tenant since: Feb. 2026)

Unit 822 A – **546 SF** - \$775.00/MO – Month to Month (Tenant since: June 2018)

Unit 822 B – **546 SF** - \$850.00/MO – Month to Month (Tenant since: Dec. 2022)

Unit 830 A – **546 SF** - \$800.00/MO – Month to Month (Tenant since: Nov. 2022)

Unit 830 B – **546 SF** - \$850.00/MO – Month to Month (Tenant since: Oct. 2023)

Unit 836 A – **546 SF** - \$825.00/MO – Month to Month (Tenant since: Oct. 2010)

Unit 836 B – **546 SF** - \$850.00/MO – Month to Month (Tenant since: Oct. 2023)

Unit 1633 A – **546 SF** - \$850.00/MO – Month to Month (Tenant since: April 2022)

Unit 1633 B – **546 SF** - \$850.00/MO – Month to Month (Tenant since: Dec. 2020)

**\*Each Unit has 546 SF - 607.50 SF Garage with Washer & Dryer Hookup.**

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof.

**INCOME:**

5 Units @ \$ 850.00 Per Unit =		\$ 51,000.00
2 Units @ \$ 825.00 per Unit =		\$ 19,800.00
2 Units @ \$ 800.00 per Unit =		\$ 19,200.00
1 Unit @ \$ 775.00 per Unit =		<u>\$ 9,300.00</u>
Total Annual Income from Rents =		\$ 99,300.00
3% Vacancy Rate =	\$ 2,979.00	
Income from Rents =		\$ 96,321.00

**EXPENSES:**

2025 Property Taxes:	\$ 11,149.92	
Building Insurance:	\$ 5,040.00	
Landscaping <b><u>Estimate</u></b> :	\$ 1,800.00 (\$225.00/MO for 8 Months)	
Maintenance/Repairs <b><u>Estimate</u></b> :	\$ 5,000.00	
<b><u>Estimate</u></b> Management Fee at 5%:	\$ 4,816.05	
Water/Sewer & Trash Removal:	<b>Tenant Pays</b>	
Snow Removal:	<b>Tenant Plows Their Own Driveway</b>	
Gas:	<b>Tenant Pays</b>	
Electric:	<b>Tenant Pays</b>	
Total Expenses:	\$ 27,805.97	
Net Operating Income:		\$ 68,515.03

**Asking Price: \$750,000.00**

**\$75,000 Per Unit | \$150,000 Per Duplex | 9.13% Cap Rate**

**Hypothetical Scenario**

\*Potential Rent Increases to \$875.00 Would Generate an Additional \$475.00/MO or \$5,700/Yr. Potential Net Operating Income Would be Approximately \$74,200.00 Which Would Provide a **9.89% Cap Rate**

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## **ADDITIONAL NOTES**

### **814 S Jenkins Blvd**

Extensive roof repairs around all stacks 2021, Unit B remodeled 2026 including kitchen and bath cabinets, toilet, tub surround, vanity, flooring paint, counters, appliances, lighting, garage door opener, new windows, new 220v wall AC, new sliding door 2023. Unit A new 220v wall AC

### **822 S Jenkins Blvd**

822 S Jenkins Blvd, new roof 2025 including much of the plywood sheathing, Unit B remodeled including kitchen and bath cabinets, toilet, tub surround, vanity, flooring paint, counters, appliances, lighting, garage door opener, new front windows. Unit A replaced exterior stairs. new furnace 2025. new water heater 2025

### **830 S Jenkins Blvd**

Unit B remodeled including kitchen and bath cabinets, toilet, tub surround, vanity, flooring paint, counters, appliances, lighting, garage door opener. Unit B Wall AC unit. Water heaters: unit A 2022, unit B 2026

### **836 S Jenkins Blvd**

New roof 2023 includes much of the plywood sheathing, Units A & B remodeled including kitchen and bath cabinets, toilet, vanity, flooring paint, counters, appliances, lighting, garage door openers. new water heater Unit A 2026.

### **1636 Seth Roberts Dr.**

New roof 2023, new entry deck 2026, Unit B remodeled 2024 including kitchen and bath cabinets, toilet, tub surround, vanity, flooring paint, counters, appliances, lighting, garage door opener, most new windows, new mini-split wall AC 2026, new front and back door, new back steps. New furnace 2021 prev. owner; Unit A remodeled 2026 including kitchen and bath cabinets, toilet, tub surround, vanity, flooring paint, counters, appliances, lighting, garage door opener, all new windows, new 220v wall AC, new water heater 2022

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