

Annual Expenses

Insurance	\$3,027.15
Property Taxes	\$7,743.71
Trash	\$1,199.53
Water	\$909.24

TOTAL: \$12,879.63**Annual Income**

23589 Van Born	\$12,600.00
23593 Van Born	\$14,400.00
Apartment A	\$15,000.00
Apartment B	\$14,400.00

TOTAL: \$54,400**Annual Profit: \$43,520.37**

Major Improvements - Van Born

We purchased the property in April 1998 and rehabilitated the entire facility.

Twenty-four years later, in July 2022, we participated in the City of Taylor grant program, which split the cost of improvements and any identified city code violations. Following the city's inspection, we added our own improvement and updated goals to their list.

The following items have been completed:

1. Installed a new asphalt roof with 35-year warranty shingles
2. Added a service door to the roof for easy access to the air conditioning units
3. Tuck-pointed and painted the building
4. Replaced the apartment windows with new Polaris windows wrapped in aluminum
5. Installed a new gutter on the east side of building
6. Added a cleanout for the apartment plumbing
7. Painted the garage
8. Cut down 10 trees near the parking lot and ground the stumps
9. Tarred the parking lot and painted parking lines
10. Removed the pole sign to comply with the new city ordinance
11. Planted red Barberry shrubs to comply with the new city ordinance