



COLLEEN BRACCI  
REAL ESTATE TEAM

## 1596-1598 East Main Income & Expenses

### INCOME

| UNIT | TYPE                     | RENT            |
|------|--------------------------|-----------------|
| 1    | STUDIO                   | \$ 700          |
| 2    | 1 BDRM                   | \$ 1,149        |
| 2B   | 1 BDRM                   | \$ 1,000        |
| 4    | STUDIO                   | \$ 600          |
| 5    | 1 BDRM                   | \$ 1,048        |
| 6    | 1 BDRM                   | \$ 1,000        |
|      | <b>MONTHLY<br/>TOTAL</b> | <b>\$ 5,497</b> |
|      | <b>ANNUAL</b>            | <b>\$65,964</b> |

### EXPENSES

|              |           |
|--------------|-----------|
| CITY TAX     | \$4,084   |
| COUNTY TAX   | \$1,128   |
| INSURANCE    | \$3,132   |
| TRASH        | \$3,173   |
| RGE          | \$4,950   |
| WATER        | \$ 598    |
| MANAG 5%     | \$6,596   |
| REPAIRS 5%   | \$6,596   |
| <b>TOTAL</b> | <b>\$</b> |

**GROSS RENT**                \$ 65,964  
**EXPENSES**                \$ 30,257  
**NET OPERATING INC.** \$35,707

6 Units, 2 studios, 4 one bdrms.  
Rent includes utilities.  
New vinyl siding, windows, updated electric  
panels

NEW Certificate of Occupancy 2026

ALL INFORMATION CONTAINED HEREIN IS DEEMED RELIABLE  
BUT NOT GUARANTEED

**LIST PRICE: \$ 475,000**

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**RE/MAX REALTY GROUP**

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