



COLLEEN BRACCI
REAL ESTATE TEAM

1041 Lake Ave Income & Expenses

INCOME

UNIT		TENANT	RENT
1	1 BED	ORG	\$ 1,149
2	1 BED	SELF PAYER	\$ 810
3	1BED	SELF PAYER	\$ 700
4	1 BED	ORG	\$ 1,100
5	STUDIO	SELF PAYER	\$ 708
6	1BED	ORG	\$ 1,050
7	1 BED	ORG	\$ 1,100
8	1 BED	ORG	\$ 1,000
9	STUDIO	SELF PAYER	\$ 800
10	1 BED	SELF PAYER	\$ 700
11	STUDIO	SELF PAYER	\$ 708
		MONTHLY INCOME	\$ 9,825
		ANNUAL INCOME	\$117,900

EXPENSES

COUNTY TAX	\$ 12,668
CITY TAX	\$ 4,714
INSURANCE	\$ 4,854
TRASH 2025	\$ 2,361
RGE 2025	\$ 1,200
WATER	\$ 18,823
MANAG 5%	\$ 5,895
REPAIRS 5%	\$ 5,895
TOTAL	\$ 56,410

GROSS RENT \$117,900
EXPENSES \$ 56,410
NET OPERATING INC. \$ 61,480

5 units rented to Organizations which require all utilities to be included in rent. Organizations pay directly to landlord, no delinquent rents, ever!

Many LONG-TERM tenants.

Newer Boiler System with Energy Saving Tekmar controls.

RG&E included in rent. 11 Gas meters (cooking gas only), 1 electric meter. Two water tanks.

New Certificate of Occupancy at closing.

Sits next to a school.

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RE/MAX REALTY GROUP

ALL INFORMATION CONTAINED HEREIN IS DEEMED RELIABLE
BUT NOT GUARANTEED

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