



COLLEEN BRACCI
REAL ESTATE TEAM

751-757 West Main Income & Expenses

INCOME

UNIT	TYPE	RENT
HR Block	STORE	\$ 2622.54
Luxury Nails	STORE	\$ 875.00
Exotic Hair	STORE	\$ 928.00
A	2 BDRM	\$ 1000.00
B	2 BDRM	\$ 1200.00
D	2 BDRM	\$ 1300.00
E	2 BDRM	\$ 1250.00
	MONTHLY TOTAL	\$ 9175.54
	ANNUAL	\$110,106.48

EXPENSES

CITY TAX	\$ 7,649
COUNTY TAX	\$ 2,875
INSURANCE	\$ 4,360
TRASH	\$ 1,204
RGE	\$ 1,430
WATER	\$ 1,145
MANAG 5%	\$ 5,505
REPAIRS 5%	\$ 5,505
TOTAL	\$29,673

GROSS RENT \$ 110,106.48
EXPENSES \$ 29,673
NET OPERATING INC. \$ 80,433.48

7 units, 3 stores, 4 apartment
Everything upgraded- electric, mechanicals,
apartments...
LONG TERM store tenants!

NEW Certificate of Occupancy at closing!

LIST PRICE: \$ 725,000

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RE/MAX REALTY GROUP

ALL INFORMATION CONTAINED HEREIN IS DEEMED RELIABLE
BUT NOT GUARANTEED

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