

Castle Apartments (123 N 2nd Street)

Property Expenses	Company / Service	Avg Monthly Cost	Billing Method	Est. Annual Total
Storm Water	City of Easton	\$62.00	Monthly	\$744.00
Water/Sewer	Easton Suburban (City of Easton)	\$352.00	Monthly	\$4,224.00
Clean Water (Paper Bill)	Easton Suburban Water Authority	\$200.00	Quarterly	\$2,400.00
Fire Alarm Service/Monitoring/Inspection	Various Companies	\$100.00	Annual	\$1,200.00
Electric Service	Met-Ed	\$350.00	Monthly	\$4,200.00
Natural Gas	UGI Utilities	\$800.00	Monthly	\$9,600.00
Common Area/Laundry Area Cleaning	In House Cleaning	\$500.00	Weekly	\$6,500.00
Pest Control	Moyer	\$50.00	Quarterly	\$600.00
Elevator Service Contract	TKE Elevator	\$550.00	Monthly	\$6,600.00
Property Management	ValleyCrest P.M.	\$1,000.00	Monthly	\$12,000.00
Trash Service	J&S Disposal Service	\$275.00	Monthly	\$3,300.00
Phone Service (Elevator Emergency Line)	Verizon	\$65.00	Monthly	\$780.00
Property / Building Insurance	Seneca	\$1,150.00	Monthly	\$13,800.00
Operating Expense Total		\$5,454.00		\$65,948.00
City of Easton Rental Licensing				\$2,850.00
City of Easton Real Estate Tax				\$4,999.98
Lehigh County Taxes				\$2,164.32
Easton School Taxes				\$14,687.32
Tax Total		\$2,058.47		\$24,701.62
Estimated Building Maintenance & Repairs	HVAC, General Repairs, Maintenance	\$300.00	Estimated	\$3,600.00
TOTAL EXPENSES (NO DEBT SERVICE)		\$7,812.47		\$94,249.62