

Mixed-Use Income Property

LoopNet Marketing Income Summary | Commercial Coin Laundry Tenant + Residential Rental Income

Property Type	Mixed-Use Commercial / Residential Income Property
Commercial Tenant	Coin Laundry
Commercial Rent	\$6,500 / month (\$78,000 / year)
Commercial Lease Type	NNN - tenant responsible for NNN expenses per lease
Residential Rent	\$2,500 / month (\$30,000 / year)
Total Scheduled Monthly Income	\$9,000 / month
Total Scheduled Annual Gross Income	\$108,000 / year
Estimated NOI	Approx. \$97,500 - \$100,500

Income Summary

Unit / Use	Monthly Rent	Annual Rent	Lease Type	Notes
Coin Laundry / Commercial Tenant	\$6,500	\$78,000	NNN	Tenant responsible for NNN expenses per lease
Residential Unit	\$2,500	\$30,000	Gross	Residential rental income
Total Gross Income	\$9,000	\$108,000	Mixed	Commercial + residential income

Estimated NOI Summary

Income / Expense Item	Annual Amount
Commercial NNN Income	\$78,000
Residential Gross Income	\$30,000
Estimated Residential Expense Reserve (25% - 35%)	(\$7,500 - \$10,500)
Estimated Net Operating Income	Approx. \$97,500 - \$100,500

Marketing Positioning

Strong mixed-use income profile with a commercial NNN component and additional residential rental income. Total scheduled gross income is \$108,000 per year, with estimated NOI of approximately \$97,500 to \$100,500 depending on residential expense assumptions.