

1302 Lincoln Hwy

14 unit apartment bldg

3 unit Commercial/housing unit

14 unit building

Utilities

water sewage and garbage paid by landlord
electric incl electric heat are paid by tenants
gas is used for strategicaklly located hot water tanks
and two coin operated gas dryers
12 units have whole house air conditioning
2 units have window units
all units are currently occupied

3 unit commercil building

utilities

water sewage and garbage are paid by landlord
gas heat is paid by landlord
electric is paid by tennants
2 units are currently unoccupied, 3rd unit is currently rented
as an apartment

14 unit building

apartment #	current rent	purposed rent 10/1/2019	Note	Securiyt Deposit	Orig. lease signings
A	\$660	\$660	incl elec.	\$ -	Feb. 2005
B	\$450	\$485		\$ -	Oct. 2000
C	\$465	\$485		\$ 385.00	Jan. 2007
D	\$390	\$410		\$ 320.00	May. 2000
E	\$420	\$435		\$ 400.00	May. 2015
F	\$450	\$450		\$ 450.00	June. 2019
G	\$470	\$485		\$ 435.00	Dec. 2012
H	\$485	\$485		\$ 485.00	Sept. 2017
I	\$465	\$485		\$ -	Oct. 2009
J	\$465	\$485		\$ -	Verbal 2011
K	\$475	\$485		\$ 475.00	July. 2017
L	\$450	\$465		\$ 435.00	Jan. 2015
M	\$430	\$445		\$ 415.00	Apr. 2014
N	\$485	\$485		\$ 485.00	June. 2019
Totals per month	\$6,560	\$6,745		\$ 4,285.00	Verbal 2008
Total per year	\$78,720	80940			

3 unit commercial building

basement unit	vacant			
1st Floor		\$450	\$500	0
2nd Floor	vacant			
Totals per month		\$450	\$500	0
total per year		\$5,400	\$6,000	

Operating Expenses

14 unit building		3 unit commercial	
Real Estate Taxes	12527	777	
Property Insurance	2941	0 incl commercial bldg	
Repairs & Maint.	1701	495	
Utilities			
gas	1374	1179	
electric	2160	327 includes \$1447 for Apt A	
water	4439	332	
sewage	5048	325	
garbage	1200	0	
Totals	31390	3435	

Combined totals

rent per Month	\$7,010	\$7,245
rent per year	\$84,120	\$86,940