



751-757 West Main Income & Expenses



**COLLEEN BRACCI
REAL ESTATE TEAM**

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	\$ 10,215.00
COUNTY TAX	\$ 2,969.00
INSURANCE	\$ 3,578.00
TRASH	\$ 1,204.43
RGE	\$ 1,430.00
WATER	\$ 1,145.00
MANAG 10%	\$ 11,011.00
REPAIRS 10%	\$ 11,011.00
TOTAL	\$43,563.83

GROSS RENT **\$ 110,106.48**
EXPENSES **\$ 43,563.83**
NET OPERATING INC. **\$ 66,542.65**

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

NEW Certificate of Occupancy at closing!

LIST PRICE: \$ 750,000

ALL INFORMATION CONTAINED HEREIN IS DEEMED RELIABLE
 BUT NOT GUARANTEED

COLLEEN BRACCI REAL ESTATE TEAM

RE/MAX REALTY GROUP

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