

237 Van Buren Income Expense 2025

1st floor \$695

2nd floor \$550 (former employee got a good deal and on month to month)

Rear House: Past rent was \$750 potential for more rent

Total income 2025 \$23,940

Expenses:

Taxes	\$3,614
Insurance	\$2,098
Lawn Care	\$975
Repairs 5%	\$1,197 (our repairs last year were low but this is normal factor)
Vacancy 5%	\$1,197 (we had no vacancy but normal to fact to find value)
Total expenses	\$9,081
Net Income	\$14,859

Value at %6 ROI give a Value of \$247,650.

Our asking price is \$230,000 as we realize there is some work needed to fix up the rear but you will get a much higher rent once it is renovated and rented which will increase the income significantly.