

Western Ave

Garden Apartment L
\$1,350
4/30/27
BED1/BATH1
Refrigerator/Dishwasher/Stove

Garden Apartment R
\$1,450
Vacant *photos
1/1
Refrigerator/Dishwasher/Stove

Unit 1(1st floor with porch) * photos
\$1,450.00
8/30/27
1/1
Refrigerator/Dishwasher/Stove

Unit 2 (1st floor with porch)
\$1,350.00
10/31/26
1/1
Refrigerator/Dishwasher/Stove

Unit 3 (1st floor)
\$1,450.00
7/31/27
1/1
Refrigerator/Dishwasher/Stove

Unit 4 (1st floor)
\$1,350.00
9/30/26
1/1
Refrigerator/Dishwasher/Stove

Unit 5 (2nd floor)
\$1,350.00
8/31/26
1/1
Refrigerator/Dishwasher/Stove

Unit 6 (2nd floor with porch)
\$1,525
Vacant *photos
1/1

Unit 7 (2nd floor with porch)
\$1,350.00
Month to month
1/1
Refrigerator/Dishwasher/Stove

Unit 8 (2nd floor)
\$1,450.00
08/19/27
1/1
Refrigerator/Dishwasher/Stove

Monthly income \$11,100.00 (actual with 2 vacant units, estimate with all units occupied \$14,075.00)

Annual income \$133,200.00 (estimate with all units occupied \$\$168,900.00)

Expenses:

Water/Sewer \$2,020.00/year
Garbage \$900.00/year
Snow \$1,000/year
Insurance \$3,762.00/year
Taxes \$17,414/year
Common areas electrical bill \$500,00
Gas \$6015.48/year

Total year expenses \$31,611.00

Note that Seller does a lot of maintenance himself along with snow removal

10 electricity meters
1 gas and 1 water meter
All new plumbing/ electrical
All units are updated
Heat and hot water are included in the rent

Operated coin machines 2 washers/2 dryers - extra \$984,00/year

It can be sold as a package with 77 S. Allen (3units) and 299 Quail Street (6 units)

