

407 Red Cross – 4unit

<b>407 Red Cross Street - A</b>	month-to-month	\$1,050.00	\$1,050.00
<b>407 Red Cross Street - B</b>	month-to-month	\$1,030.00	\$1,030.00
<b>407 Red Cross Street - C</b>	month-to-month	\$920.00	\$920.00
<b>407 Red Cross Street - D</b>	month-to-month	\$1,225.00	\$1,225.00

\*\*\* Current Rent and Security Deposit

Total for 2025

**Rent**                      **\$50,995.00**

Prop. Tax                 \$ 1,297.65

Insurance                \$ 3,895.00

Repairs/Main.          \$ 2,268.88

Trash/Water            \$ 2,925.29

Lawn Care                \$ 550.00

Total Expenses        \$10,935.91

**NOI**                        **\$40,058.18**

Renovation Scope: Multi-unit property with new HVAC and individual unit upgrades.

Years Completed: HVAC: within last 2–3 years; Unit rehabs: 2017–recent

- Major Capital Items & Work Completed:
- All units – New HVAC systems installed within the last 2–3 years
- Apartment A – Approx. \$7,900 invested in updated kitchen and bathroom finishes, flooring, fixtures, and paint.
- Apartment B – Approx. \$7,900 invested in kitchen and bathroom upgrades Unit A.
- Apartment C – New kitchen and bathroom completed in 2017
- Apartment D – No major recent interior renovation
- Exterior painting in 2021 and repairs
- New Roof was 2022 30-Year Arch Shingle