

**Building Improvements**

New HVAC	2012 x 2, 2014, 2015, 2016
New Roof	2018
Remodel 1361	2018
Remodel 1363	2018
Remodel 1365	2019
Repaint 1367	2022
Paint 1369	2021
New Flooring, New Water Heater 1369	2022
Parking Lot Sealed and Striped	2022
New Water Heater 1367	2023

Unit	SF	Current Rent as of 3/1/24	Notes
1361	660	660.00	AB tenant, month-month, has two units, discount on 2nd unit, rent \$1,110.00 as of June 1, 2023
1363	480	450.00	
1365	480	500.00	Lease 3/1/24 - 2/28/24
1367	480	480.00	Lease 6/1/23 - 5/31/24
1369	600	600.00	Lease 4/15/23 - 4/30/26
		2,690.00	

Five Year History	2023	2022	2021	2020	2019
<b>Rent Income</b>	23,635.00	25,852.50	26,820.00	26,300.00	26,312.00
<b>Expenses</b>					
County Tax	912.00	840.43	1,126.35	1,055.04	1,042.02
Town Tax	735.08	735.08	864.62	864.62	843.54
Maintenance/Renovations	2,035.44	5,362.28	2,978.45		2,764.38
Bank Charges		10.00			

Electricity	195.54	344.92	106.14		28.12
Advertising			100.60		163.85
Postage/PO Box	118.11	74.00	81.00	72.00	
Corporation Commission Fees	50.00	50.00	50.00	50.00	50.00
Insurance	961.00	1,179.00	1,002.00	960.00	939.00
CPA Fees	175.00	150.00	150.00	150.00	150.00
<b>Total Expenses</b>	<b>5,182.17</b>	<b>8,745.71</b>	<b>6,459.16</b>	<b>3,151.66</b>	<b>5,980.91</b>
<b>Net Profit</b>	<b>18,452.83</b>	<b>17,106.79</b>	<b>20,360.84</b>	<b>23,148.34</b>	<b>20,331.09</b>