

From:
Daniel Lyonnais



Notes:

1520 N. Nova Rd. / 1002 10th St.

Landlord Expenses:

- Yearly taxes \$9066
- Property Insurance \$5600 annual
- Monthly city water monthly \$160 (\$1920 annual)
- Monthly electric \$13 monthly (\$156 annual)
- Monthly garbage pickup \$226 monthly (\$2712 annual)
- Monthly lawn service \$175 monthly (\$2100 annual)
- Total Expenses \$21,554

- Monthly income from all rentals \$9615 - \$115,380

- Below on the picture I pointed out all individual leases for each unit.
- The only long-term lease is for the car lot in front for \$1500 until March 2022
- All other leases are month-to-month.
- Entire property is on 1 water meter / city water.
- Electric there are 10 separate meters:
 - 2 for the house (1 in each apartment)
 - 1 for Car Lot building
 - 1 for Small Rental unit
 - 2 in the Motorcycle Shop on Nova. This building can easily be separated into 2 shops, by just closing the door between them.
 - 4 meters in the long building out back. There is a total of 8 bays and meters are shared between 2 bays, so the meter is inside every other bay.
 - Toilets in the building are inside every other bay.

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01/06/2019