

509-511 LAFAYETTE AVENUE BUFFALO 14222

\$1,300,000

2024 INCOME	\$125,400
MAINTENENCE	\$6,230
VACANCY	500
TAXES (sewer inc)	22,768
GAS	3,613 (Bal billing \$313)
ELECTRIC	825
WATER	2,882
USER	960
INSURANCE	5,710
CLEANING	1,950
SNOW REMOVAL	868
TRASH, LAWN, SNOW	1,910
SPRINKLER INSPECTION	250
SUPPLIES	826
TOTAL EXPENSES;	\$49,292
NET INCOME:	\$76,108

*With the exception of unit #4, all rents are currently month to month. I was going to raise the remaining 8 rentals by \$50 beginning April 2025. (Additional \$4800) I believe if raised by \$100 tenants would still remain. (Additional \$9600). Without an increase the 2025 rents will be \$127,500.

*December gas bill is an estimate (\$500) as is the electric bill December (\$70). Balanced billing figure is from National Fuel.