

3808 ROCHESTER ROAD, ROYAL OAK, MI

RENT ROLL 7-1-2024

UNIT	SIZE SQUARE FEET	CURRENT RENT	TENANT / LEASE TERMS
3808	1211	\$1,500 p/m	1 YEAR, JANUARY, 2024
3810	1211	\$1,600 p/m	1 YEAR, STARTING APRIL, 2024
3812	1211	\$1,800 p/m	1 YEAR STARTING JULY, 2024
	TOTALS	\$4,900 p/m	
	ANNUAL TOTALS	\$58,800	
	NOI -NET OPERATING INCOME	5%	

EXPENSES

TAXES SUMMER/WINTER \$10,341.11

INSURANCE \$2,000.00

SNOW PLOW \$1,000.00

TOTAL (\$13,341.11)

CAP RATE = \$45,458.11

CURRENT NOI = 5.05%

BUILDING SIZE = 3,634 SQUARE FEET

LAND SIZE = .27 ACRES

CARPORT PARKING = 6 CARS PLUS ADDITIONAL 2 SURFACE OPEN PARKING SPOT

SALES PRICE \$899,900