

Rent Roll Updated

164 - 168 W Main St Kutztown												TENANT PAYS							
UNIT	TENANT	BEDS	BATHS	RENOVATED	CURRENT RENT	CURRENT ANNUAL	LEASE	START DATE	END DATE	SECURITY DEPOSIT	APPLIANCES	ELECTRIC	OIL	GAS	WATER	SEWER	TRASH	COMMENTS	
168 - 1R	Hughes / Kacsur	3	1	Y	\$ 1,400	\$ 16,800	1 year	9/1/2025	8/31/2026	\$ 1,400	Fridge, stove	Y	N/A	N	N	N	N	Pet Dep \$450	
168 - 2F	Applicant Screening	2	1	Y	\$ 1,250	\$ 15,000	1 year				Fridge, stove	Y	N/A	N	N	N	N	Renting in progress	
168 - 2R	Cynthia Viera	3	1	N	\$ 1,050	\$ 12,600	M-2-M	Nov/2019, possibly earlier	Sec 8 renews in Nov	\$ 950	Fridge, stove	Y	N/A	N	N	N	N	Section 8 subsidy \$306	
168 - 3F	Applicant Screening	2	1	Y	\$ 1,250	\$ 15,000	1 year				Fridge, stove	Y	N/A	N	N	N	N	Renting in progress	
168 - 3R	Perry	2	1	Y	\$ 1,250	\$ 15,000	1 year	9/1/2025	8/31/2026	\$ 1,250	Fridge, stove	Y	N/A	N	N	N	N		
168 - Com	China King		1	N/A	\$ 1,623	\$ 19,476	10 year	9/1/2016	8/31/2026	\$ 3,200	N/A	Y	N/A	Y	Y	Y	Y	Contributes \$1,800 to insurance	
164 - Com	Sajal Hot Chicken & Gyro		1	N/A	\$ 1,100	\$ 13,200	2 year	8/1/2024	7/31/2026	\$ 2,200	N/A	Y	N	Y	Y	Y	Y		
164 - House	KU Students-Vivian, Payton, Emma	4	2	Y	\$ 1,700	\$ 20,400	1 year	5/15/2025	5/31/2026	\$ 1,700	Fridge, stove, washer, dryer	Y	N	Future	Y	Y	N		
					\$ 10,623	\$ 127,476				\$ 10,700									

164 - 168 W Main St Kutztown
Income and Expenses
(Actual and Proforma)

		CURRENT		
INCOME				
1R		\$ 1,400		
2F (Applications in Progress)		\$ 1,250		
2R (Sec8)		\$ 1,050		
3F (Applications in Progress)		\$ 1,250		
3R		\$ 1,250		
Sajal Hot Chicken & Gyro		\$ 1,100		
China King		\$ 1,623		
House		\$ 1,700		
GROSS INCOME			\$ 127,476	
EXPENSES				
Insurance		\$ 7,579		
Less: China King Contribution to insurance		\$ (1,800)		
Taxes		\$ 11,154		
Maint		\$ 3,000	est	
Landscape/Snow		\$ 2,500		
Electrical (common areas)		\$ 1,800		
Water/Sewer		\$ 11,203		
Heat (common areas)		\$ -		
Trash		\$ 3,000		
TOTAL EXPENSES			\$ 38,436	
NET INCOME *			\$ 89,040	
* Higher due to China King contribution to expenses				
			\$900,000	
			9.89%	