

606 E. Patrick Spec Sheet

18 Bedrooms 8 Full Bathrooms

Rents are paid weekly or sometimes Bi-Weekly depending on tenants' pay schedule

Potential Rent Roll if 100% occupied is \$4,875 per week / \$253,500 per year

The parking lot can accommodate min of 25 parking spaces

Entrance from East Patrick, and Virginia Ave

Plenty of grass space, ready to build another building? The property line extends past the fence

Additional Income = Rent spaces to the public during Fair Events

Additional Income = Install vending machines & coin-operated laundry

Updates:

New Roofs & Gutters on both buildings

15 Rooms upgraded with new carpet, beds, TV, heaters

15 Rooms upgraded with electronic lock system (YL-99 Digital Keyless Doorknob Lock)

2 Units fully remodeled

1 Unit (2 BR Efficiency) needs 100% remodeled

New LED lighting

Auto On / Off lighting to conserve energy

4 Bathrooms upgraded with new Flooring, Toilets, & Lighting

Camera System

Main House Layout:

Center Hall Entry

12 Single Bedrooms – Closet, Bed, Dresser, TV, Cable, Wi-Fi, Heat, Window A/C

1 Apartment, Bed, Bathroom, Kitchen, Family Room

3 Full Bathrooms

Office

Back Section of Main House:

Canteen – currently not in use

Laundry – currently not in use

3 Efficiencies, Bedroom, Family Room, Kitchen

1 Shared Full Bathroom

Detached Property:

2 Efficiencies, Bedroom/Family Room, Bathroom, Kitchen

1 2 Bedroom Apartment, Bathroom, Kitchen, Family Room - needs remodeling.

Hard Costs Expenses:

Building Supplies \$5,000 Janitorial \$9,000 Insurance \$9,000 Lawn \$2,500

Pest Control \$1,000 Utilities (electric, gas, internet, phone, Trash, Water) \$25,000