

254-260 W. Main Street

Unit Count:

8 One Bedroom

2 Two Bedroom Units

Commercial - 3 (Mrs Clean, Sweets by Mrs C - She also rents the small side office)

Value add opportunities:

1 Vacant commercial unit - rear of Mrs Clean, could be turned into an apartment or rented as commercial.

1 Large commercial unit on the side of the building, currently being used as storage by one of the owners.

Add Laundry - There is no laundry in the building

Low rents - We have not increased the rents on anyone since COVID-19

Parking- Monongahela is VERY limited on parking, you could charge for parking in the rear lot

Trash fee - We do not charge tenants for trash currently

Gross income \$100,800 (When the 13 units about are rented, currently 100% rented)

Expenses:

\$7168 - Taxes per year (including parking lot in rear)

\$6972 - Insurance yearly, we just shopped around and found a better rate but can't switch until the end of the current term due to a cancellation penalty. The new rate is 25% less.

\$192 year - House meter (All utilities are split and paid for by tenants, commercial tenants do a bill back)

\$2760 Biggs sanitation per year (Never shopped it around)