



S A B R I N A B R A Z L E

**Property Details:**

1,594 sqft

Built in 1966

Renovated in 2023-2024

Located in Livingston City Limits

4 parking spaces adjacent to building, multiple spaces across the street, 1-2 spaces behind building

Lot Size: 0.08 acres

Electric, public water, sewer, and natural gas installed at property

Distance to Livingston Square: 0.6 miles

**Rents:**

\*Projected Gross Operating Income: \$18,000.00

\*Projected Monthly Rent: \$0.94/sqft

**Expenses:**

Property taxes: \$965.12/year

Insurance: \$1,884/year

Average Utilities: \$1,824/year

Maintenance: \$500/year

Approximate Managing Costs: \$1,800/year (Approximate)

**Specifics:**

Net Operating Income: \$11,026.88

List Price: \$229,900

Capitalization Rate: 4.8%



# Sabrina Brazle

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