



2649 James St., Syracuse, NY 13206 (315) 385-7104

1002 Butternut St List of improvements

Over \$100,000 in repairs & improvements since 2022!

- New 30 yr architectural shingle roof over main building. Stripped + all new plywood in 2022
- Replaced windows
- Vinyl siding
- Composite deck boards on 2nd floor porch (Apt 3)
- New porch
- New exterior lights
- New asphalt front and side walkway
- Rebuilt stairway to Apt 3 and new carpet
- Apt 3 completely remodeled, new cabinets, appliances, countertops, flooring, light fixtures, smoke detectors, baseboard heaters, and freshly painted.
- Apt 4 remodeled, new paint, new entryway carpeting.
- Apt 1, some new ceilings, sheetrock, and fresh paint.
- Apt 2 some new paint.
- All units separate utilities
- All units mini blinds and appliances owned by seller



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1002 Butternut St Projected

Total Monthly Rent: \$3,750

Annual Gross Income: \$45,000

| Expense | Annual Cost |
|--|--------------------|
| Water | \$1,000 |
| Property Taxes | \$4,753 |
| Insurance | \$3,011 |
| Management | \$0 (self-managed) |
| Total Annual Operating Expenses | \$8,764 |

Net Operating Income (NOI)

45,000 - 8,764 = \$36,236