

Vacant

	Rent	Sec Dep.	Landlord Pays	Tenant Pays
32-1st Fl Bill Stauffer-19 yrs	\$400	\$0	Hot water, water, sewer, trash	Electric ← Baseboard
34 - 1st Fl -William Barlow-2024	\$750	1,125	Hot water, water, sewer, trash	Electric ← Heat
30 - 3rd Fl Jasmine--2023	\$700	1,000	Coal, Hot water, water, sewer, trash	"
30	Market Rent (\$775-800)		Coal, Hot water, water, sewer, trash	"
32- 2nd Fl Christina Purcell-2024	\$750	750	Coal, Hot water, water, sewer, trash	"
32- 3rd Fl Steph Williamson-1 yr	\$500	\$0	Coal, Hot water, water, sewer, trash	"
34 -2nd Fl Tom Shearn- 17 yrs	\$375	\$0	Coal, Hot water, water, sewer, trash	"
34 - 3rd Fl Janine Keff-3 yrs	\$500	\$0	Coal, Hot water, water, sewer, trash	"

\* 1st Floor units (2) have elec baseboard heat  
 \* 2nd + 3rd Floor units - Coal system provides heat for hot water for these units

\* 2nd + 3rd Floor units - Coal system provides hot water + radiant heat for all the units

\* All units separately metered PPL

# Expenses

Sewer 408/mo

Water \$270 - 400/mo

Dumpster \$190/mo

House elec \$45/mo

EXTERIOR Street Light \$25/mo

Stoker/Heater + Maint (Tom) \$125 Rent Credit  
\$500/mo - \$125

Ins. - \$168/mo OR \$1900 paid in full

Taxes - \$2,823

Coal - Approx 16-18 tons  
\* varies by weather

annually

\$285/ton  
last few orders

Botek Fuels  
BotekSolidFuels@gmail.com

## \* Coal Delivery \*

- Varies depending on pricing
- We try to shop for the best deal.

Sherman's Coal

570-695-2690

Mike Mantek Coal Handling / BoTek  
Grarkville - Maint St  
Fuels

570-590-4573

BoTekSolidFuels  
@gmail.com

Varies from \$200 - 350 / ton

## \* Building Insurance \*

Walton Ebeet Ins.

\$168/mo

\$1,900 if paid in full

---

**GIRARDVILLE AREA  
MUNICIPAL AUTHORITY**

#051042  
32-34 West Main St.  
8-EDU - \$408

**MONTHLY SEWER CHARGES  
FOR THE YEAR 2024**

Sewer  
\$408/mo

	Rent	Security Dep.	Landlord pays	Tenant pays	Lease Start Date	Notes
32-1st Fl Bill Stauffer-19 yrs	\$400	\$0	Hot water, water, sewer, trash	Electric	1/1/2023	Unit has Electric baseboard heat
34 - 1st Fl -William Barlow-2024	\$750	\$1,125	Hot water, water, sewer, trash	Electric	1/1/2023	Unit has Electric baseboard heat
30 - 3rd Fl Jasmine--2023	\$700	\$1,000	Coal , Hot water, water, sewer, trash	Electric	12/12/2023	
<del>30 - 3rd Fl. Jose --sec 8-2023</del>	<del>\$760</del>	<del>\$760</del>	<del>Coal , Hot water, water, sewer, trash</del>	<del>Electric</del>	<del>5/1/2023</del>	<del>Housing Voucher</del>
32- 2nd Fl Christina Purcell-2024	\$750	\$750	Coal , Hot water, water, sewer, trash	Electric	1/1/2023	
32- 3rd Fl Steph Williamson-3 yrs	\$500	\$0	Coal , Hot water, water, sewer, trash	Electric	1/1/2023	
34 -2nd Fl Tom Shearn-19 yrs	\$500	\$0	Coal , Hot water, water, sewer, trash	Electric	1/1/2023	Tom gets a \$125 credit for managing the coal stoker/heater and grounds maint
34 - 3rd Fl Janine Keff-5 yrs	\$500	\$0	Coal , Hot water, water, sewer, trash	Electric	1/1/2023	

Coal Stoker provides hot water only  
 \* For units 1 and 2 1st Floor  
 \*

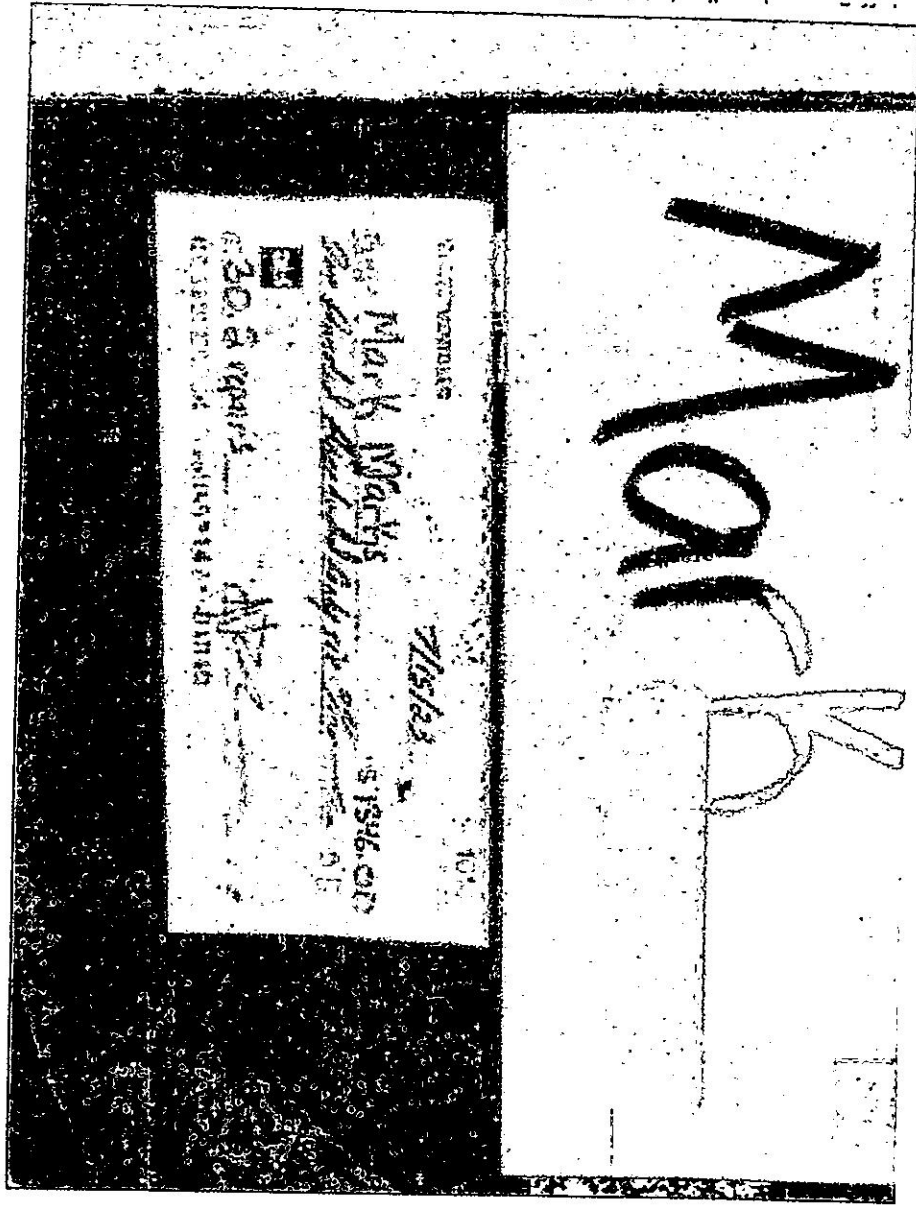
market Rate \$775-800

VACANT

\$4,860 Monthly \$58,320 Annually

\* 2+3<sup>rd</sup> Floor Units- 6- Coal stoker provides heat + hot water  
 \* Electric- All meters separated - PPL - 10 on site

Post Patch  
Main St



466



M. WAYNE & SON  
 PLUMBING & HEATING  
 226 NORTH LINE STREET  
 GIRARDVILLE, PA 17935  
 570-900-4615

INVOICE NO.

265877

Property owner - Joe Investments LLC

HVAC

Invoice

SOLD TO Denielle / Potsville Rentals	SHIPPED TO	VA
ADDRESS 3032 34 West Main St	ADDRESS	
CITY, STATE, ZIP Girardville PA 17935	CITY, STATE, ZIP	
CREATED BY 570-900-2976	TERMS	DATE 12/13/83

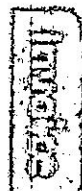
Sam	Emergency / After hours call.					
EFM 700	coal Furnace Not staying	210	00			
	Lift. Fire keeps blowing out.	144	93			
	Problem - Connecting rod, studs, pins	97	50			
	Feed lever. All worn out.	139	50			
	Replaced EFM 700 Feed cont. Assy. \$210.00	52	45			
EFM 700	Crank adj. bolt - \$144.93	58	50			
EFM 700	Adj. crank assy - \$97.50	38	50			
EFM 700	1357 Connecting Rod 139.50	112	50			
EFM 700	Check Paul - \$524.3	193	50			
EFM 700	Check Paul Stud - \$885.00	70	04			
EFM 700	Drive Paul Stud - \$39.50	23	00			
EFM 700	Drive Paul - \$15.50					
EFM 700	Feed Lever w/ Stud \$193.50					
EFM 700	Smoke Tee - \$77.04					
EFM 700	Smoke Pipe \$33.00 and 1/2. See 817 - \$10.80					
	length					
		\$151	30			

Total Parts /  
 Material cost \$1151.30

20250719

Report of  
 3030 34 West Main St  
 3030 34 West Main St  
 3030 34 West Main St

HVAC



500-900-2276

From [unclear] [unclear] [unclear]

Each [unclear] [unclear] [unclear]

Number [unclear] [unclear] [unclear]

Collection [unclear] [unclear] [unclear]

Unlabeled [unclear] [unclear] [unclear]

Partial [unclear] [unclear] [unclear]

Total cost of [unclear] [unclear] [unclear]

Other cost

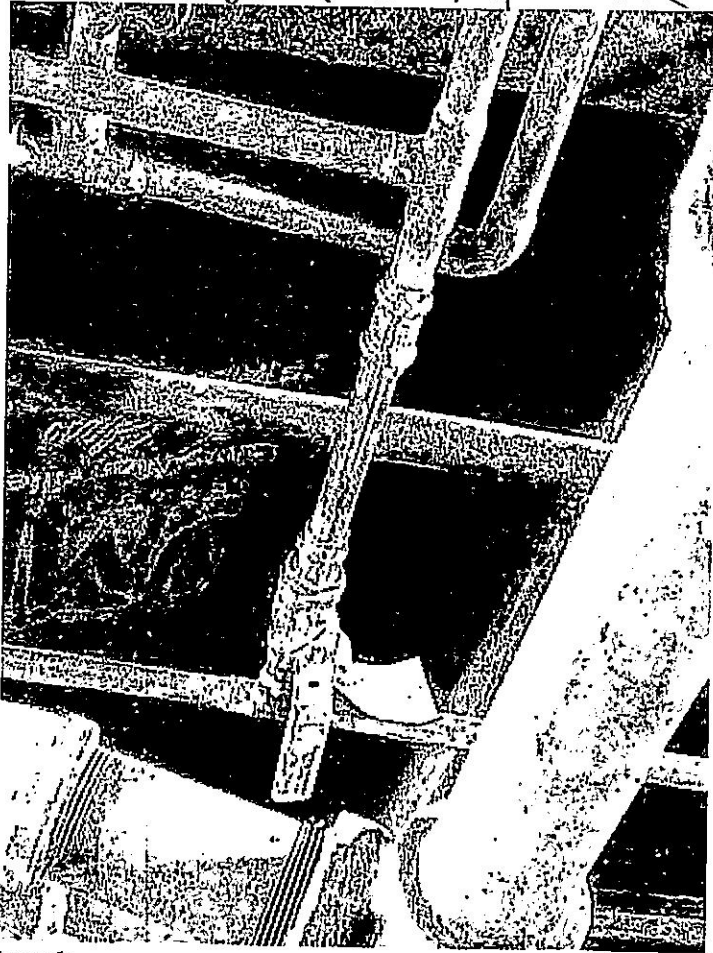
There are a few other issues of and  
 press boilers that need to be replaced  
 by part [unclear] [unclear] [unclear]  
 services. This is a big job and needs to be  
 planned carefully and in some cases  
 it is usually [unclear] [unclear] [unclear]

100 00  
 100 00  
 100 00  
 100 00

100 00



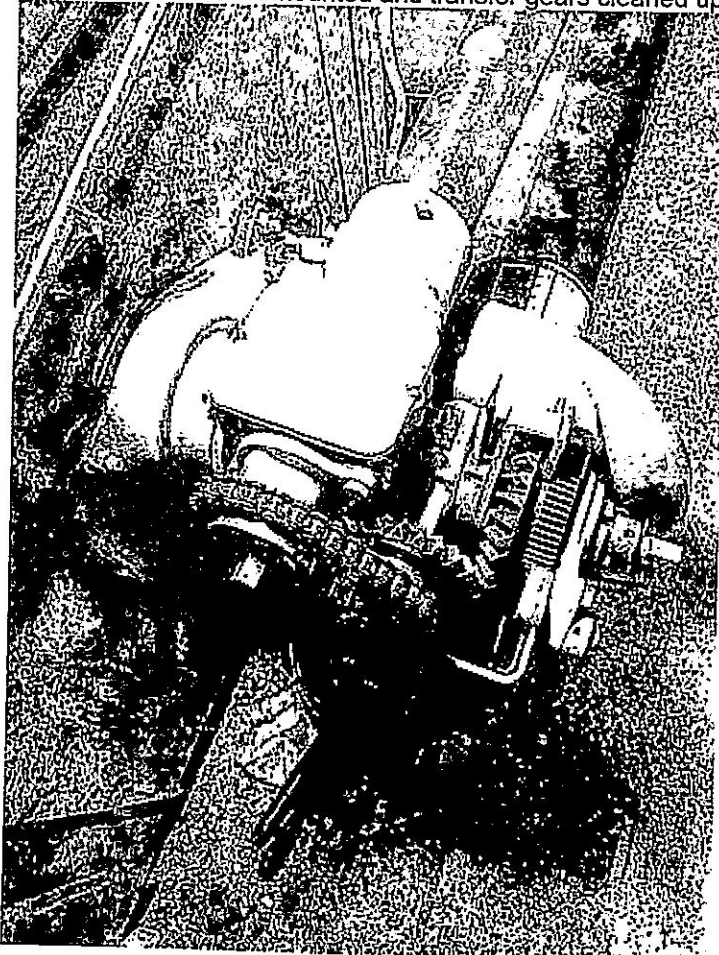
leaking valve replaced



1/22/2024  
John Wayne  
Plumbing + Heating

HVAC

transfer case cover remounted and transfer gears cleaned up



**Disposal Management Services, inc. Bill**

1 message

**billing@dmstrash.com** <billing@dmstrash.com>  
To: jeff.george@foxroach.com

*Sent*  
*4/10/24*

Mon, Apr 1, 2024 at 8:52 AM

Your trash bill can be viewed or printed by clicking on the link below (the link is valid for one month).

<https://www.warr-scr.com/index-000567.htm?202404010000002550760401240430240172255825399257115637942401946089322548762748116270937312231031326>

*5/10/24*  
*Sent*

Billing Name: J2 INVESTMENTS LLC  
Service Location: 30-34 W MAIN ST (GIRARDVILLE, PA)

The total due on the bill for Acct# 255076 is \$190.50.

*PER MONTH*

Payment can be made online or by mailing a check to our office at Disposal Management Services, inc., 154 Quarry Rd coal Township, PA 17866.