

2200 DIAMOND HILL ROAD

CURRENT RENTS

April 1, 2025

2200 Diamond Hill Road Cumberland RI

	<u>Rent/Monthly</u>	<u>Rent/Annual</u>	<u>Tenant</u>
Apt 1	950	11,400	Month-To-Month
Apt 2	1,300	15,600	Lease to 8/31/25
Unit 1 Left	600	7,200	Hairdresser*
Unit 2 Right	<u>0</u>	<u>0</u>	Office**
		34,200	Total Rent
Chapel Hill-Sign		<u>3,278</u>	Expires 8/31/34, 3% annual increases
		<u>37,478</u>	

Notes:

Unit 2 Right used by seller- will vacate upon sale

2024 Expenses:

Insurance	2,645
Lawn Care	200
Pest Control Contract	325
Property Tax	4,968
Fire Tax	709
Water	1,044
Water Heater	270
Sewer	1,747
Gas	778
Electric	<u>272</u>
Total 2024 Expense	<u>12,958</u>