

605-609 PITTSTON AVENUE SCRANTON, PA. 18505

Dec. 13, 2023

TOTAL GROSS INCOME	\$105,480.00
Insurance	-\$4,190.00
Taxes	-\$9,679.00
Water/Sewer	-\$3,200.00
NOI	\$88,411.00

605-607 Pittston Ave Four Unit

605 1 st Floor	\$1,025.00 per month--free electric 2 BR
605 2 nd Floor	\$800.00 per month 2/3 BR
607 1 st Floor	\$980.00 per month 2BR w Office
607 2 nd Floor	\$745.00 per month 2 BR

All separate utilities—**BRAND NEW** rubber roof—2023—complete tear off—R 30 insulation, some new windows and some new siding, stone foundation

605-607 Pittston Ave Rear \$900.00 per month Garage--Auto repair/inspection station 34x46 SF

Built in 2003, vinyl/block exterior, 1 gas boiler, second floor storage Tenant pays heat/electric/water. Back partial and upstairs rents for \$1,500.00/month—tenant pays heat, elec. And water.

609 Pittston Ave Duplex

609 1 st Floor	\$900.00 per month 2 BR
609 2 nd Floor	\$840.00 per month 2 BR

Tenants pay heat/electric. Landlord pays water/sewer. Roof done in 2018. Vinyl siding

609 Pittston Ave Rear Detail garage

\$1,100.00 per month

Tenant pays heat/electric and partial water because of nature of business. 3 garage doors, vinyl/stucco exterior, gas heat but tenant uses waste oil to run furnace.