

## **2061 Tremainsville Rd., Toledo, Ohio**

**Gross Rents with 11 Units - \$8,025. Monthly**

**5 - 2 bed/1 bath units = 850 sq. feet each unit**

**6 - 1 bed/1 bath units = 650 sq. feet each unit**

**Expenses Total \$2,058. A month and includes water, gas, building electric (hallways and exterior lights), Insurance, Trash, Taxes, and average monthly maintenance**

**Unit #1 - \$675.00 Rent - \$925. Security Dep. – Month to Month**

**Unit #2 - \$675.00 Rent - \$425. Security Dep. – Month to Month**

**Unit #3 - \$675.00 Rent - \$1000. Security Dep. – Month to Month**

**Unit #4 - \$700.00 Rent – \$560. Security Dep. – Month to Month**

**Unit #5 – Empty but will be \$700. -**

**Unit #6 - \$775.00 Rent - \$625. Security Dep. – Month to Month**

**Unit #7 - \$775.00 Rent – 200 - \$65.00 Non Refundable carpeting cleaning fee/\$135.00 deposit – Month to Month**

**Unit #8 - \$775.00 Rent – \$200. Security Dep. – Month to Month**

**Unit #9 - \$800.00 Rent - \$800. Security Dep. – Month to Month**

**Unit #10 - \$775.00 Rent - \$775. Security Dep. – Month to Month**

**Unit #11 – Under Remodel Right Now – Completion Date By End of Jan. 2026**

**Laundry Room With Room for 2 Washers and 2 Dryers If Desired (coin op potential)**

**Operating Income - \$8025. Fully Rented**

**Operating Expenses - \$2,058. = \$5,967. Current Net Income**

**No Additional Storage for tenants**

**Attic access on top floor hallway in rear of building**