



COLLEEN BRACCI
REAL ESTATE TEAM

1052 Dewey Ave Income & Expenses

INCOME

UNIT	TENANT	RENT
1	SELF PAYER	\$ 750
2	ORG	\$ 1,149
3	ORG	\$ 1,149
4	ORG	\$ 1,149
5	ORG	\$ 1,149
6	ORG	\$ 1,149
7	SELF PAYER	\$ 900
8	ORG	\$ 1,050
9	ORG	\$ 1,149
10	ORG	\$ 1,149
11	ORG	\$ 1,090
	MONTHLY INCOME	\$ 11,833
	ANNUAL INCOME	\$141,996

EXPENSES

COUNTY TAX	\$ 4,603
CITY TAX	\$ 8,373
INSURANCE	\$ 3,662
TRASH 2025	\$ 3,891
RGE 2025	\$ 3,000
WATER	\$ 16,500
MANAG 5%	\$ 7,100
REPAIRS 5%	\$ 7,100
TOTAL	\$ 54,229

GROSS RENT **\$141,996**
EXPENSES **\$ 54,229**
NET OPERATING INC. **\$ 87,767**

9 units rented to Organizations which require all utilities to be included in rent. Organizations pay directly to landlord, no delinquent rents, ever!

Certificate of Occupancy expires 2028

LIST PRICE: \$825,000

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RE/MAX REALTY GROUP

ALL INFORMATION CONTAINED HEREIN IS DEEMED RELIABLE
BUT NOT GUARANTEED

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