



CREEKSIDE RENTALS,LLC

UNIT	UNIT TYPE	SQUARE FEET	CURRENT RENT/ MONTH	CURRENT RENT PER SF/ MONTH	MARKET RENT/MONTH	MARKET RENT PER SF/MONTH
1920	2 Bedroom/ 1 Bathroom	1,077	\$1,100.00	\$1.02	\$1,300-\$1,400	\$1.20-\$1.30
1922	2 Bedroom/ 1 Bathroom	1,077	\$1,100.00	\$1.02	\$1,300-\$1,400	\$1.20-\$1.30
1924	2 Bedroom/ 1 Bathroom	1,077	\$1,100.00	\$1.02	\$1,300-\$1,400	\$1.20-\$1.30
1926	2 Bedroom/ 1 Bathroom	1,077	\$1,100.00	\$1.02	\$1,300-\$1,400	\$1.20-\$1.30
1928	2 Bedroom/ 1 Bathroom	1,077	\$1,100.00	\$1.02	\$1,300-\$1,400	\$1.20-\$1.30
1930	2 Bedroom/ 1 Bathroom	1,077	\$1,300.00	\$1.20	\$1,300-\$1,400	\$1.20-\$1.30
CURRENT ANNUAL RENT	\$81,600					
POTENTIAL ANNUAL RENT	\$93,600					
Expenses	2024					
Real Estate Taxes	\$9,652.00					
Insurance	\$7,000.00					
Low risk flood insurance	\$2,000.00	(\$180,000 coverage)				
Lawn care/snow removal	\$65 per time (lawn care 1x/week May-October)					
TOTAL DEFINITE EXPENSES	\$20,212					