

16792 Clay Hill Rd

Income

4 plex (2, 2-br; 2, 1-br + 1 nonconforming br, ~1 acre lot)

Unit 1: \$650

Unit 2: \$700 (starting Nov. 1)

Unit 3: \$700 (starting Nov. 1)

Unit 4: \$700

Monthly Income: \$2750

Annual Gross Income: \$33,000

Expenses

Annual Expenses:

Property Taxes: \$1916

Insurance: \$695

Utilities: \$900

Maintenance: \$1000

Annual Net income: \$28,489

Owner pays water/garbage for all units. \$50 annual credit to unit 4 for electric to run the well. Tenants pay electric. No gas.

Improvements

2022

- Tiling and reshaping drainage around building

2017

- Graded yard
- New roof
- Gravel driveway
- Replaced bottom strip of siding with solid PVC board
- New water heater unit 4

Sale Price: \$375,000

Cap rate: 7.6%