

KITE – COMMERCIAL ZONED 6 UNIT, CONSISTING OF 5 COMMERCIAL UNITS AND 1 RESIDENTIAL.

SMALLER 3-UNIT BUILDING IS 1080 SQ. FT.

LARGER BUILDING IS 2586 SQ. FT. (DRAWING AVAILABLE).

THERE IS A 2 STALL GARAGE AND 3 PARKING LOTS WITH APPROX 18-20 SPACES. PROPERTY IS ON 0.615 OF AN ACRE.

RENTS ARE NOT AT MARKET VALUE.

UNIT 707-1, COMPLETELY REMODELED RESIDENTIAL UNIT IS \$1650. CURRENTLY VACANT.

UNIT 707-2 IS DAVE KITE, PUBLIC ACCOUNTANT IS \$550. MONTH-TO-MONTH LEASE.

UNIT 707-3 IS AT \$285. LEASE ENDS 1/31/24. TENANT ALSO OCCUPIES UNIT 724-2 (INCLUDES 2 GARAGES) AT \$415.

UNIT 724-1 IS \$600. LEASE ENDS 2/1/27.

UNIT 724-3 IS \$390. LEASE STARTED 2014 AUTO RENEWAL.

MONTHLY TOTAL IS \$3740 (\$46,680/YR).

PROJECTED MARKET VALUE RENTALS WOULD RAISE RENTS TO \$52,380/YR. THERE IS ALSO GREAT POTENTIAL FOR LEASING GROUND AND POLE SIGNS AT AN ESTIMATED \$300-\$400/MONTH. BRINGING THE TOTAL PROJECTION TO \$55,980, DEPENDING ON NUMBER OF SIGNS. (I USED 4). ADDITIONAL LAND IN REAR CAN ALSO BE UTILIZED.

ALL 3 ROOFS ARE BETWEEN 2-6 YEARS OLD. ALL UNITS ARE REMODELED.

EXPENSES:

TAXES: \$3,095

OIL: \$2,500

PP&L: \$1,000

INSURANCE: \$2,600