

1421 and 1425 Wellington Avenue

Tax ID: R06015-001-001-000 and R06015-001-001-000

Zoning: O & I Two Separate properties that are Duplex

Unit 1421: 1302 SF 3 bedroom/2bath

Unit 1423: 858 SF 2 bedroom/2bath

Unit 1425: 965 SF 2 bedroom/1bath

Unit 1427: 1300 SF 3 bedroom/3bath

Unit	Lease Period	Rent	Security Deposit	Bed Rooms	Bath
1421 Wellington Avenue	month-to-month	\$1,900.00	\$1,700.00	3	1
1423 Wellington Avenue	month-to-month	\$1,250.00	\$1,250.00	2	1
1425 Wellington Avenue	5/31/2026	\$1,350.00	\$1,350.00	2	1
1427 Wellington Avenue	month-to-month	\$1,800.00	\$1,700.00	3	3

Annual Rent	\$ 75,600
Property Insurance	\$4,250
Property Maintenance	\$950
Lawn Care	\$780
Property Taxes	\$3,010
Total Expense	\$8,990
Tenant Paid Utilities	
NOI	\$66,610

1421 Wellington Avenue

Renovation Scope: Cosmetic rental upgrade.

Years Completed: 2017

- Major Capital Items & Work Completed:
- Replacement of flooring with more durable, easy-to-maintain surfaces.
- Tile work in key areas such as bathrooms and/or kitchen splash zones.
- Bathroom upgrades including new vanity, fixtures, and finishes.
- Interior paint, trim touch-ups, and lighting updates as needed.

Approximate Total CapEx: \$21,000

1427 Wellington Avenue

Renovation Scope: Full interior rental renovation of a larger unit.

Years Completed: Primarily 2024

- Major Capital Items & Work Completed:
- Installation of new tile and hard-surface flooring throughout high-traffic areas for durability.
- Renovation of two bathrooms including new vanities, fixtures, flooring, and surrounds.
- Kitchen upgrades including cabinets, counters, and appliances.
- Interior repaint and lighting fixture updates to modernize the unit.
- General repairs to doors, hardware, and trim to ensure smooth operation and clean presentation.

Approximate Total CapEx: \$18,500