

1.Can you confirm the number of units and the bed and bath count for each unit? Can you also share the unit-wise square footage?

There are 13 units at the present time,

#1, 2 and 3 are rooms with a double bed, small efficient kitchen and bathroom.

#4 is the same - small kitchen, bathroom with an added twin bed

#5 has a double bed, small kitchen, bathroom and could also have a twin bed added.

#6 and 7 are together - if another bathroom was added with a wall that would be two units instead of one. #7 has a queen size bed.

#8 is the Massage Business

#9 has a double bed, kitchen and bathroom with a back door.

#10 could be divided into 4 units – currently it has Queen size beds

#11 is comparable to 1,2, and 3

#12 - is a larger unit with two queen beds, bathroom and kitchen

#13 - There is another unit in the back that a niece is living in at this time.

There could be 17 units altogether.

#1,2,3,4, and #8 are approximately 400 square ft. I can go to the property and do more measurements if needed. I have attached a floor plan

2. Are utilities separately metered for gas, water, and electricity?

No – There are three different electric meters and gas meters

3. Are any of the units occupied? If so, can you share the current in-place rents?

#8 is occupied – and the tenant pays about a \$1000.00 a month

4. Also, are they month-to-month or term leases?

#8 is month to month

5. Can you let me know the age of big-ticket items?

Water heaters (tankless and standard) are less than 3 years old. Mini – splits are within the last 4 years

The roof is in fair to good condition, no leaks

Furnace is also in good condition.

6. Are the utilities included in the rent? Or are they billed back by the seller? If so, how much do they charge?

Utilities are included in the rent – they are billed to the owner of the property. The utilities are included in the rent.

7. Does each unit have its own washer and dryer?

There are no washers or dryers. There is a place on the left corner of the property – (patio) that could be converted into a room for multiple washers and dryers.

8. Can you share the income/expense statements and the rent roll?

Currently there are no income/expense statements, the owner has been remodeling and updating the property. If a new owner wanted to lease the property on a month-to-month basis, the proposed lease could be \$1200 to \$1500 a month. The demand for this kind of affordable housing is high in this area.

Insurance is about \$5500.00 a year

Taxes - \$7500.00 a year

Utilities – gas, water and electricity - \$600.00 a month