

# 85-87 Maple Street – Hudson, OH

Rent Income - \$5725 per month		\$68,700.00
Vacancy - 5%	\$3,435.00	
Taxes - 85 Maple	\$8,216.00	
Taxes - 87 Maple	\$7,200.00	
Insurance - 85 Maple	\$1,140.00	
Insurance - 87 Maple	\$1,080.00	
Landscaping/Snow	\$4,200.00	
Total Expenses	\$25,271.00	\$25,271.00
NOI		\$43,429.00
Cap Rate		5.26%

## Rent Roll Analysis

Properties: (85Maple), (87Maple-1), (87Maple-2)  
As of 01/30/25

Tenant Name	Unit	Unit Type	Sq Ft	Market Rent	Rent	Vacancy Loss	Misc Charges	Total Charges	Balance	Security Deposit	Increase Amount	Last Rent Increase	Move In	Move Out	Lease End
<b>(85Maple)</b>															
Harmon, Dion	85Maple	Single Family	0	0.00	3,000.00	0.00	0.00	3,000.00	0.00	3,000.00	3,000.00	12/01/24	10/26/24		10/31/25
<b>Totals</b>	<b>(85Maple)</b>		0	0.00	3,000.00	0.00	0.00	3,000.00	0.00	3,000.00	3,000.00				
<b>(87Maple-1)</b>															
Rosenthal, Madelyn	87Maple-1	2 unit	0	0.00	1,225.00	0.00	0.00	1,225.00	0.00	1,200.00	1,225.00	09/01/24	7/15/24		7/31/25
	<b>(87Maple-1)</b>		0	0.00	1,225.00	0.00	0.00	1,225.00	0.00	1,200.00	1,225.00				
<b>(87Maple-2)</b>															
Anderson, Mitch	87Maple-2	2 unit	0	0.00	1,500.00	0.00	0.00	1,500.00	-750.00	3,000.00	1,500.00	08/01/24	6/27/24		6/30/25
	<b>(87Maple-2)</b>		0	0.00	1,500.00	0.00	0.00	1,500.00	-750.00	3,000.00	1,500.00				

### 2024 Major Updates:

Kitchens - granite counters, appliances

Baths

Lighting Fixtures

Ceiling Fans

Painting

Flooring - carpet and luxury vinyl

Landscaping

Water Tank (85 Maple)

All appliances are the owners and stay



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