



COLLEEN BRACCI
REAL ESTATE TEAM

865 Lake Ave Income & Expenses

INCOME

UNIT	TENANT	RENT	RGE INC
1	SELF PAYER	\$ 720	NO
2	ORG	\$ 1,100	YES
3	VAC-ORG	\$ 1,150	YES
4	ORG	\$ 1,149	YES
5	ORG	\$ 1,100	YES
6	ORG	\$ 1,100	YES
7	ORG	\$ 1,100	YES
8	SELF PAYER	\$ 775	NO
9	ORG	\$ 1,149	YES
10	ORG	\$ 1,149	YES
11	ORG	\$ 1,100	YES
12	ORG	\$ 1,149	YES
13	ORG	\$ 1,149	YES
14	ORG	\$ 1,100	YES
15	ORG	\$ 1,149	YES
16	ORG	\$ 1,149	YES
17	ORG	\$ 1,149	YES
18	ORG	\$ 1,149	YES
19	ORG	\$ 1,149	YES
	MONTHLY INCOME	\$ 20,735	
	ANNUAL INCOME	\$248,820	

EXPENSES

COUNTY TAX	\$7,311.86
CITY TAX	\$18,882.41
INSURANCE	\$8,337
TRASH 2025	\$3,173
RGE 2025	\$28,575
WATER	\$3,600
MANAG 5%	\$12,228
REPAIRS 5%	\$12,228
TOTAL	\$94,335.27

GROSS RENT **\$248,820**
EXPENSES **\$ 94,335**
NET OPERATING INC. **\$154,485**

16 units rented to Organizations which require all utilities to be included in rent. Organizations pay directly to landlord, no delinquent rents, ever!

NEW Certificate of Occupancy 2026

LIST PRICE: \$1,525,000

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RE/MAX REALTY GROUP

ALL INFORMATION CONTAINED HEREIN IS DEEMED RELIABLE
BUT NOT GUARANTEED

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