

1616 N Western Ave

****Income and Expense Report:****

****Property Details:****

- Building Size: 18,516 sq ft
- Lot Dimensions: 75 ft x 110 ft
- Lot Size: 8,250 sq ft
- Parking Spaces: 9
- Units: 2 retail stores + 8 residential units (Total: 10 units)

****Annual Rental Income:** - Rental Income: \$352,584**

****Expenses (2023):****

- Taxes: \$48,684.60
- Insurance: \$7,900
- Water: \$6908

- Electric: \$2800
- Trash: \$2556

- Elevator: \$2641
- Maintenance: \$4880

