97 & 115 Ivey Street

*Security deposits equal to one month's rent

	Lease Start Date	se Start Date Current Terms		
Unit 1	November 2020	\$995 MTM		
Unit 2	July 2014	\$1,000 MTM		
Unit 3	December 2024	\$1,250 Lease End: 11/25		
Unit 4	July 2025	\$1,250 Lease End: 6/26		
Unit 5	October 2025	\$1,275 Lease End: 9/26		
Unit 6	August 2022	\$1,175 MTM		
Unit 7	Now Showing	Now Showing		
Unit 8	March 2022	\$1,050 MTM		
Unit 9	July 2021	\$1,095 MTM		
Unit 10	April 2022	\$1,045 MTM		
Unit 11	May 2025	\$1,250 Lease End: 4/26		
Unit 12	July 2024	\$1,200 MTM		
Unit 13	February 2025	\$1,250 Lease End: 1/26		
Unit 14	August 2025	\$1,250 Lease End: 7/26		
Unit 15	September 2025	\$1,275 Lease End: 8/26		
Unit 16	October 2024	\$1,250 MTM		

Roofs 3 years old. HVAC ages for each unit listed on Seller's Property Disclosure

Flood Not Required but Policy is in Place: \$2,500

Insurance: \$15,500

Property Taxes: \$8,213

Annual Expenses: \$27,461 (includes all items below)

Lawn Services \$2,251

Pest Control: \$680

Utilities: \$883

Trash: \$3,024 (I am reimbursed 1/3 of this)

Floor Replacement (Unit 11): \$1,199

New Kitchen Floor (Unit 16): \$600

Paint for Building Exterior: \$2,084

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sept 25	Oct 25	Total		
Rent Received	\$18,255.00	\$17,828.09	\$18,305.00	\$17,695.00	\$17,710.00	\$16,365.00	\$17,807.00	\$15,665.00	\$17,465.00	\$16,515.00	\$173,610.09		
Expenses													
Lawn Services	\$240.00	\$240.00	\$240.00	\$240.00	\$240.00	\$240.00	\$240.00	\$240.00	\$240.00	\$240.00	\$2,400.00		
Pest Control									\$730.00		\$730.00		
Taxes													
Insurances									\$14,284.95				
Utilities	\$116.76	\$60.97	\$85.35	\$54.46	\$110.75	\$142.17	\$100.99	\$56.41	\$111.29	\$57.42	\$896.57		
Trash Pickup	\$338.01	\$388.01	\$338.01	\$337.77	\$337.77	\$338.01	\$421.97	\$421.73	\$421.97	\$421.97	\$3,765.22		
Supplies	\$2,505.33	\$892.24	\$244.13	\$1,361.55	\$1,006.24	\$975.62	\$224.17	\$970.33	\$2,649.45	\$465.73	\$11,294.79		
Repairs		\$400.00					\$1,300.00	\$750.00			\$2,450.00		
Equipment						\$436.01		\$703.02	\$1,698.64		\$2,837.67		
Total Mo. Exp	\$3,200.10	\$1,981.22	\$907.49	\$1,993.78	\$1,694.76	\$2,131.81	\$2,287.13	\$3,141.49	\$20,136.30	\$1,185.12	\$24,374.25		
included in equipr	ment is H20 heat	er, carpet and pac	I, and fridge.										
Trash is higher no	ow because I am	on a month to mo	nth with Republic	Waste. I didn't re	alize until recently	how much it had	gone up. Then I fo	ound out contract	had gone MTM. 1	alking to rep and	also other compan	y about new agree	ement.
I am reimbursed	1/3 towards trash	from neighbor, w	hich is not include	ed in numbers									