

509 Walnut Street – Duplex

R04813-034-018-000

Unit 1- 1005 SF 3 bed/1.5bath

Unit 2-787 SF 2bed/1bath

Unit	Lease Period	Rent	Security Deposit
509 Walnut Street - 1 (NA LLC)	month-to-month	\$1,500.00	\$1,500.00
509 Walnut Street - 2	month-to-month	\$880.00	\$880.00

Rent	\$28,560.00
Property Insurance	\$1,785
Property Maintenance	\$395
Lawn Care	\$480
Property Taxes	\$1,227
Total Expense	\$3,887
Tenant Paid Utilities	
NOI	\$24,673

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Renovation Scope:

Years Completed: Downstairs unit: 2025

- Major Capital Items & Work Completed:
- Downstairs unit – Approx. \$35,600 renovation focused on durable rental finishes.
- Installation of new LVP flooring throughout living areas for easy maintenance.
- New tile flooring and/or surrounds in bathrooms and showers as needed.
- New kitchen cabinets and related finishes installed as part of the rehab.
- Window upgrades or replacements as needed for the downstairs unit.
- Property is in the historic district; exterior façade has not been significantly altered.

Approximate Total Capex: \$35,600