

**2345 N Cedar St, Holt MI 48842**

**Building 1 (4 Units)**

**Unit 1:** 2 bedroom, 1 bath. Long term tenant (8+ years). Rent \$700/month, Lease expires August 12, 2026. Security deposit \$600.

**Unit 2:** 1 bedroom, 1 bath. Recently vacant. Was rented for \$900/month. Leaving it vacant for new owner to market and rent at their rent rate & terms.

**Unit 3:** Large Studio w/ separate kitchen area, 1 bath. Long term tenant (8+ years). Rent \$500/month, Lease expires Sept 30, 2026. Security deposit \$500.

**Unit 4:** Large Studio w/ separate kitchen area, 1 bath. Long term tenant (3+ years). Rent \$525/month, Lease expires May 31, 2026. Security deposit \$500.

**Building 2 (1 unit)**

1 bedroom, 1 bath bungalow. Longterm tenant (17+ years). Rent \$850/month. Lease expires August 30, 2026. Security deposit \$450.

**Utilities:**

Building 1 – Landlord pays water/sewer, gas & electric (for basement and mechanicals only). Tenants pay electric (each unit has own meter). Heating is gas forced air.

Building 2 – Landlord pays water/sewer. Tenant pays electric & gas (has own meters).

2025 landlord utilities: \$5357.86

- Water: \$1132.68
- Sewer: \$1972.54
- Gas/Elect: \$2252.64

2025 gross rent: \$37,500

Under rented. Conservate estimate for the Holt area and comps show possible rent increases to \$50k gross rent. A lot of room for a motivated new owner to create cash flow.