



2 RENTAL UNITS: 31 SHOWERS RD, HUNTER, NY 12485

Total Bedrooms: 6

Total Baths: 2 Full Baths

<u>General Information</u>	<u>UNIT 1</u> 1 ST Floor	<u>UNIT 2</u> 2 ND Floor
RENT	\$1,800	\$2,500
BEDROOMS	3	3
BATHS	1	1
HEAT INCLUDED	No	Yes
ELECTRIC INCLUDED	No	Yes
HOT WATER INCLUDED	No	Yes
GARBAGE INCLUDED	No	Yes
APPLIANCES	Stove & refrigerator	Stove & refrigerator
TERMS	Month to Month	Month to Month

<u>EXPENSES</u>	<u>PAID</u>
TAXES 2025/2026	\$3,836.77
INSURANCE 2025	\$2,139.00
SEWER 2025	\$569.00
FUEL/ELECTRIC 2025	\$2,946.14 Floor 1* <u>\$4,721.21</u> Floor 2 \$7,667.35
GARBAGE 2025	\$1,020.84
TOTAL	\$15,332.96

TOTAL GROSS RENT ROLL 2025	\$51,600
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Notes: *Floor 1 is paying their own electric under their tenancy at this time.
There are 2 – 100 amp electric services & 2 electric water heaters.