

RWV | SELECT PROPERTIES

4 RENTAL UNITS: 825 UNION ST., HUDSON

<u>UNIT INFO</u>	<u>UNIT 1</u>	<u>UNIT 2</u>	<u>UNIT 3</u>	<u>UNIT 4</u>
OCCUPIED	Yes	Yes	Yes	No
RENT	\$2,000	\$1,425	\$1,425	\$2,000
BEDROOMS	1	1	1	1
BATHROOMS	1	1	1	1
Heat Included	No	No	No	No
Electric Included	No	No	No	No
Hot Water Included	No	No	No	No
Garbage Included	Yes	Yes	Yes	Yes
Appliances	Stove, refrigerator, washer/dryer	Stove, refrigerator, w/d hookups	Stove, refrigerator, w/d hookups	Stove, refrigerator, w/d hookups
TERMS: Lease or M-to-M	Month-to-Month	Month-to-Month Tenants have been there since 2022.	Month-to-Month Tenants have been there since 2022.	Month-to-Month

<u>EXPENSES</u>	<u>PAID ANNUALLY</u>
TAXES	\$8,556.53
INSURANCE	\$2,961
WATER & SEWER	\$2,300
MANAGEMENT	\$22,452.51 total paid to property manager & owner. <u>Notes: Property Manager Fees:</u> \$200 per month, \$60 per hour for work/repairs, \$100 for emergency calls/repairs.
LANDLORD'S UTILITIES	\$2,048
GARBAGE	\$505.44
TOTAL	\$38,823.48

Income for 2024 with short-term rentals, tenancies, & parking fees = \$77,711.23
 For 2025, with all 4 units rented the gross potential annual rental income is now \$82,200 with \$300 additional annual parking revenue from 3 tenants @ \$100 each.