

RWV | SELECT PROPERTIES

4 RENTAL UNITS: 526 MOUNTAIN AVE, PURLING/CAIRO

<u>UNIT INFO</u>	<u>UNIT 1</u>	<u>UNIT 2</u>	<u>UNIT 3</u>	<u>UNIT 4</u>
OCCUPIED	Yes	Yes	Yes	Yes
RENT	\$1,400	\$1,200	\$1,400	\$1,650
BEDROOMS	3	2	2	3
BATHROOMS	1 Bath	1 Bath	1 Bath	1 Bath
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	Range, Refrigerator	Range, Refrigerator	Range, Refrigerator, DW	Range, Refrigerator
TERMS: Lease or Month-to-Month	Lease ended 10/31/25 Month-to-Month	Lease ended 1/31/25 Month-to-Month	Lease ends 1/31/27	Lease ends 11/30/26

<u>EXPENSES</u>	<u>PAID ANNUALLY</u>
TAXES	\$12,396
INSURANCE	\$4,700.87: \$3,555.87 for property & \$1,145 for flood
WATER & SEWER	\$400
FUEL	\$0
ELECTRIC	\$1,000
GARBAGE	\$2,040
TOTAL	\$20,536.87

ANNUAL RENT ROLL	\$67,800
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Notes: