

RW | SELECT PROPERTIES

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	\$3,000	\$2,150
BEDROOMS	3	3
BATHS	1	1
HEAT INCLUDED	Yes	Yes
ELECTRIC INCLUDED	Yes	Yes
HOT WATER INCLUDED	Yes	Yes
GARBAGE INCLUDED	Yes	Yes
APPLIANCES	Stove & refrigerator	Stove & refrigerator
TERMS	Month to Month	Month to Month

<u>EXPENSES</u>	<u>PAID</u>
TAXES	\$3,791.94
INSURANCE	\$1,727.26
SEWER	\$400.00
FUEL/ELECTRIC	\$2,695.97
GARBAGE	\$1,040.04
TOTAL	\$9,655.21

TOTAL GROSS RENT ROLL 2024	\$61,800
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Notes: Though the units have separate utilities, the owner is paying for electric heat & hot water. It's included with the current rent roll.