

2510 Whitney Income/Expenses

	Potential Rent	2020	2019
INCOME			
Rent Unit 1	(\$1,795 x 12)	\$ 20,340	19,240
Rent Unit 2	(\$1,795 x 12)	\$ 19,550	18,915
Rent Unit 3	(\$1,695 x 12)	\$ 19,152	19,050
Rent Unit 4	(\$1,695 x 12)	\$ 20,340	20,340
TOTAL RENTS	\$ 83,760	\$ 79,382	77,545
RECURRING EXPENSES			
Insurance		3,761	3,785
Property Taxes		19,308	17,941
Water Building 1		1,200	1,200
Water Building 2		1,200	1,200
Nat Gas		tenant pays	tenant pays
Electricity		tenant pays	tenant pays
Lawn Maintenance		510	510
TOTAL EXPENSES		25,979	24,636

Repairs / Improvements since June 2018**2018**

- Remodeling of units 3 and 4 in Summer 2018 (over \$16K spent)
- Rents for units 3 and 4 increased from \$1200/month to \$1695/month
- Foundation repair for building with units 3 and 4
- New dishwasher for units 3 and 4, new refrigerator unit 4

2019

- Electrical: Additional kitchen electrical circuits for units 3 & 4
- New refrigerator unit 3
- New water lines from the meter to the building for both buildings
- New sewer line from street to edge of both buildings
- Install gutters for both buildings
- New shed for outdoor water heater

2020

- Electrical: Two new breaker boxes / 4 additional kitchen circuits (units 1 & 2)
- New gas cooktop/range unit 1
- New water heater unit 3

2021

- New AC air handler unit 1 (outdoor condensers for units 1&2 are fairly new--2017)
- Partial sewer line replacement under building units 3 & 4