



# 324 W ALABAMA ST

*Presented by: Rick Hall, Broker  
Vylla Home*

# AIR BNB INCOME AND OCCUPANCY

2022:

Gross Income: \$73,300

Occupancy: appx 70%

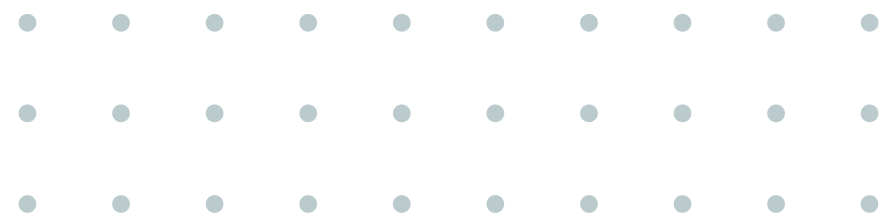
2023:

Gross Income: \$46,100

Occupancy:

Unit 2 – appx 85%

Unit 4 – 100% through 8/31/23



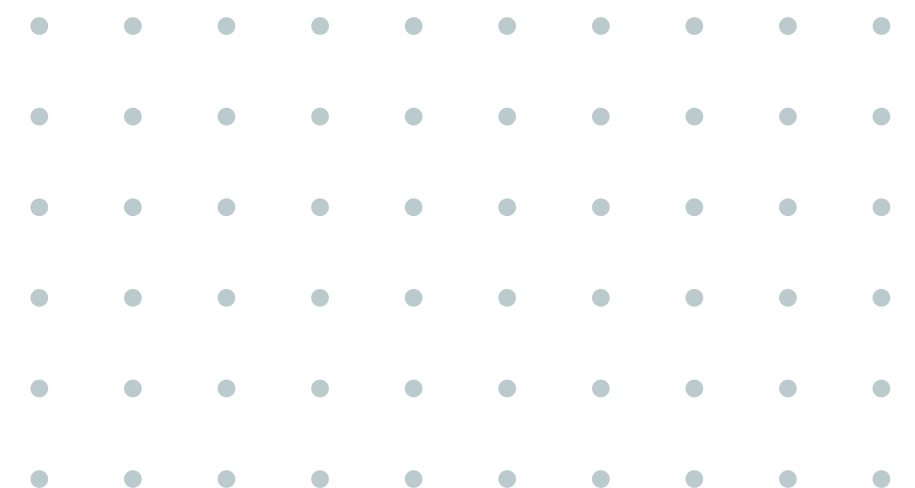


## UTILITIES

High/Low/Avg per unit  
Electric: 462 / 99 / 280  
Gas: 99 / 37 / 48  
Water: 185 / 38 / 65

## EXPENSES

Lawn Maintenance: \$90/mo  
Security System : \$45/mo  
Insurance: \$270/mo  
Supplies: \$500/annual  
Reserves: \$2000/annual  
Repairs: \$2500/annual



# REPAIRS AND IMPROVEMENTS

## 2019

- Replaced AC units in Apts 1 & 4
- Replaced water heater Apt 1
- Kitchen renovated Apts 2 & 4
- Keyless Entry on all doors

## 2020

- Replaced all gas lines to house and laundry
- Repaired water damage and installed penny tile on 2nd floor landing
- Installed gutters
- Replastered tub in Apt 2

## 2021

- Replaced carpet in loft (Apt 2)
- Relacquered spiral staircase
- New gate motor and mechanism
- Replaced all window units
- New furniture in AirBnbs

# REPAIRS AND IMPROVEMENTS

2022

- Roof repair and flashing replaced
- Exterior powerwashed and trim repainted
- Exterior pex piping installed
- Updated light fixtures
- New water heater Apt 4

2023

- Apt 2 kitchen floor joisted and replaced
- Interior paint in Apt 1
- Kitchen cabinets repainted Apt 1
- Airducts cleaned in all apts
- New water heater Apt 2