

3506 Heatherton 2021 Numbers

Income	\$ 38,470
Insurance	\$ 3,615
Taxes	\$ 4,562
Maint/repairs	\$ 2,280
Garbage	\$ 2,016
Utilities	\$ 2,375
Pest Sprays	\$ 316
Total expenses	\$ 15,164
NOI	\$ 23,306
Cap Rate at 192k = 12.1 Cap rate	

New Furnaces in 2019 Apt. 3, In 2018 Apartment 6,
New roof in 2021. All water heaters replaced in last 12 years except house.

Current Rent Roll	
Apartment 1	\$ 500
Apartment 2	\$ 500
Apartment 3	\$ 655
Apartment 4	\$ 625
Apartment 5	\$ 625
Apartment 6	\$ 625
	\$ 3,530