

**115 South Second Street**

-assessed \$147,100

-real estate taxes \$2854.00

-3 apartments

1 bedroom rented for 350 (rented before we purchased building-no deposit on record)

Includes appliances

1 bedroom recently vacated rented for 400 (included appliances)(new water heater 2021)

2 bedroom needs minor updates (has new appliances)

-shared laundry (includes laundry, 3 year old washer)

-6 commercial units

Annex-owner storage

Unit 1-owner storage

Unit 2- Renner Chiropractic rented for \$400 (\$300 security deposit)

5 years of occupancy – lease agreement expired

Unit 3-recently vacated – rented for \$400

Unit 4 & 5 – Title & Guaranty rented for \$1200 (no deposit on record)

14 + years of occupancy -Lease through 2/1/2028

Unit 6- Bethany rented for \$525 (no deposit on record)

9+years of occupancy- lease expired 4/1/2022

-separate Men & Ladies Rooms (new stool in men's room 2022)

-Electric Utilities separated for each unit and hallway

-Gas utilities separated

-Units 2 & 3 have through the wall window A/C (above front doorways)

-Units Annex & 1 share a furnace and central air

-Units 4 & 5 share furnace and central air

-Unit 6 has furnace and central air

-Kitchen Ref in Unit 4 & 5 is owned by renter

Tenants have been paying all utilities, landlord furnishes water and snow removal

-Landlord pays gas and electricity for the hallway.

**Potential Income**

Apt 1 350

Apt 2 400

Apt 3 500

Annex 300

Unit 1 400

Unit 2 400

Unit 3 500

Unit 4 & 5 1200

Unit 6 525

4575.