

W Pearce Blvd—Notes

Septic System—Capped off

Well—Capped off

Barn built 1936

Pond built 1951

Sign—Lease out yearly for each side. Lease comes due in June of 2024

Lustron Home:

Approx 984 SF on concrete slab. Built in 1949

Living room, Kitchen, Two bedrooms, 1 Full bath.

Hooked up to water and sewer

Tenant Pays Electric, Water, Sewer, Trash and Cable

New Roof-April 2022 (\$7,000)—Transferable Warranty

One Year Lease then converts to month to month

Lustron Home:

Address	Unit	Rent	Deposits (Key)
1944	2 Bedroom	\$935.00	\$590 + \$10

Yearly Income on Billboard: \$3,300.00 One side leased
 \$3,000.00 One side leased
 \$6,300.00 Yearly Income from Both sides

Yearly Income on House: \$11,220.00

Yearly Income on Billboard: \$6,300.00

Taxes: 4.59 AC, Tax year 2023 \$4,014.53

NOI: \$ 13,505.47