

Gross Rent Breakdown for 828-830 23rd Ave SE

TOTAL GROSS RENTS FOR 2025: \$43,500

*Tenants pay electric, cable and gas separately

*Owner maintains and pays the monthly water/sewer/trash bill and charges back the tenants \$25/per tenant/per month

Unit 1: 838 side

Leased from 9/1/2024 – 8/26/2026

- Monthly Base rent: \$1750
- Monthly Water/Trash fee: \$100
- Total Monthly Gross Rent: \$1850

Unit 2: 830 side

Leased from 9/1/20240 – 8/26/2026

- Monthly Base Rent: \$1650
- Monthly Water/Trash fee: \$75
- Monthly Pet fee: \$50
- Total Gross Rent: \$1775

Expenses

Owner Expense: **Insurance, Lawn, Repairs, Sewer, Snow, Taxes, Trash, Water**

Tenant Expense: **Broadband, Cable T.V., Electric, Other**

Annual Owner Expenses

Water/Trash = \$2600 Rental License = \$175 Repairs = \$3000

Insurance = \$1300 Taxes = \$6584 in 2025

Total Expenses = \$13,659

Gross Income = \$43,500

NET INCOME less Expenses = \$29,481