

# INCOME AND EXPENSES

6405 US 35, WEST ALEXANDRIA, OHIO 45381

## Monthly Rents

1	445
2	450
3	660
4	685
5	550
6	550
7	640
8	650
9	650
10	675
11	525
12	685

**Total Monthly Income** **\$7,165**

## Ongoing Monthly Expenses

Trash with Rumpke	108
John Jones Sewer plant licensee to test water and maintain norms	450
Electric monthly average	450
Insurance liability 131.00 a qtr	32.75
Grass mowing 200 a month to Rylie boyfriend June July August Sept	67
Taxes see county website for accurate up to date (\$1,292 annual)	110
Quarterly water sampling to lab \$300 approximate	100
I pay tenant to clean sand off once a qtr and deduct from rent 120.00	30

**Average Monthly Expenses** **\$1,337.75**

## OTHER EXPENSES AND GENERAL NOTES

Replacing heating elements is main repair due to high iron content in water.

I usually have one every 45 days and a new water heater once every 6 months.

Heating elements are under 20 bucks and then labor depending on who swaps them is 25 to 75 dollars.

Water heaters if I drained annually would have less heating elements but due to health I can't get it done like I should.

I'd allow a norm for heating elements and occasional water heater \$900 total for the year. But some years less.

I've update almost all of them recently.

Other issues: Occasional leak on trailer or shower/tub cartridge, not a norm but a few hundred bucks a year.

Usually one furnace needs something on average each fall or winter, pilot light, service, thermostat etc.

That is not often enough to put a dollar figure to, but I'd say \$350 a year or so.

Soft spots occur sometimes in the floors and requires a sheet or partial sheet of OSB and that is not a big deal. Maybe \$150 a year to fix those.

I have two different tenants I take 25-50 bucks off rent or hand them cash to take care of it.

All in all major things have been updated and should not have any major infrastructure issues.

New Well Pump, Update power grid, New water line main on south side of drive, Well serviced and cleaned,

Sewer plant has new baffles, rebuilt pump, new sand, new main lines inside plant, and new cleanouts.