

911 Wooding – Property Overview & Updates

- **AC system replaced:** 2012
- **Roof replaced:** 2019
- **Plumbing:** Updated with flexible (PEX) plumbing
- **Survey:** Not available

Utilities:

Water and gas are **not included in the base rent**. Tenants pay rent **plus** a flat monthly utility fee as follows:

- Unit 1: \$150/month
- Unit 2: \$80/month
- Studio: \$50/month

Additional Highlights:

- Low-maintenance property
- Strong upside potential: rents for Unit 2 and the studio have not been increased in over 5 years, offering an opportunity for increased cash flow