

2115 Holman St Rent Rolls and Other Information

Unit 1: 1 bedroom, 1 bathroom, 471 Sq ft. Currently leasing at \$690/month on a month to month lease. The tenant has been there at least 13 years.

Unit 2: 1 bedroom, 1 bathroom, 514 Sq Ft. Currently leasing at \$910/month on a month to month lease. The tenant has been there for 11 years.

Unit 3: 2 bedrooms with a flex room, 2 bathrooms. 1202 Sq feet. Currently leasing at \$1,425/month. Current lease ends December 2026.

Unit 1 does not have a washer/dryer. Units 2 and 3 do.

For 2023–2025, average annual rental income was \$35,262.51, and average annual expenses were \$41,010.67. The expenses include mortgage interest, property taxes, insurance, repairs, maintenance, utilities, and related costs.

2025 Operating Expenses

Property taxes: \$8,844.63

Insurance: \$5,357.48

Water (included in tenants' rent): \$1,322.44

Maintenance, landscaping, repairs, and materials: \$13,426.39

Tenants pay all other utilities directly.

Unit 1 is in original condition. Units 2 had light remodeling when the current owner purchased. Unit 3 was remodeled in 2016. Work included adding a second bathroom, opening up the wall between the kitchen/living room, new windows throughout, new kitchen cabinets, countertops, fridge. Added a washer and dryer.