

910 & 912 Calvin

All units have been remodeled / updated except the last remaining legacy tenant unit at 912-B.

Remodels / updates typically included new paint, electrical and plumbing fixture upgrades, LVT flooring, new appliance package including added dishwasher and above range microwave, new water heaters as needed, etc. Three units (of the eight) were upgraded with granite countertops.

Recent Improvements:

- New refresh including new appliance package to most recent vacancy, 910-B
- New outside meter bases for building 912
- Repairs to all roof boots on both buildings
- Extensive repairs to exterior stairwells including new metal pans under upstairs stoops
- Exterior paint – doors, downspouts, and metal stairs

910-912 Calvin Expected Expenses

- Lawn cutting (only part of the year) \$80 per cut for both quads
- Commercial Dumpster and Recycle Container \$549.60 per month for both containers
- Common lighting in rear parking lot \$13-\$15 per month
- Insurance 910 Calvin Street \$2387 per year
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910-912 Calvin Rent Roll

UNIT	SECURITY DEPOSIT	RENT	LEASE EXPIRATION
910-A Calvin	\$807	\$950	11/30/24
910-B Calvin	VACANT	\$1,400 MARKET	VACANT
910-C Calvin	\$600	\$975	MONTO-TO-MONTH
910-D Calvin	\$850	\$950	11/30/24
912-A Calvin	\$900	\$1,120	05/15/24
912-B Calvin (not renovated)	\$735	\$950	11/30/24
912-C Calvin	\$2,800	\$1,400	7/31/25
912-D Calvin	VACANT	\$1,400 MARKET	VACANT