

Investor information sheet for 1527 T St NW

1) General Information

- a) All units have Certificates of Occupancy and are approved rentals with DC.
- b) All tenants are extremely nice and would love to stay but know that if an owner desires to move in, that might not be possible.
- c) All tenants have expressed they do NOT want to purchase the property, but TOPA will be served after an offer is accepted.

2) Monthly Leases

- a. Apartment #1 (basement) \$1,850 (month to month)
- b. Apartment #2 (ground floor) \$2,200 (through August 2017)
- c. Apartment #3 (top two levels) \$2,700 (month to month)

3) Other recurring costs

- a. Water (yearly) \$2,040
- b. Insurance (new bill just received for 2017) \$2,673
- c. Property tax (yearly) \$10,284
- d. Each unit is responsible for its own electricity.
- e. No gas in the house.

Total: \$14,997 yearly

4) Main improvements

- a) New roof (Nov. 2009), New A/C units –all apartments (2013), New backyard gate (2015)
- b) Unit #3 (top two levels) - New floor and bathroom (Feb 2008), New bathroom and kitchen (2012), New closets (2010), New windows (2008)
- c) Unit #2 - New bathroom (2015), New windows (2008)
- d) Unit #1 (lower level) - New custom front door (2017), New French drain system and sump pump (2010)