

2408 Stafford Avenue

Rents: A \$1,695 B \$1,075 C \$795 D \$795 Total Mo. gross \$4,360

Average seller expenses: Seller pays electric bill for A & B, Mo. Avg \$336

Seller pays City of Raleigh water bill for building includes trash etc Monthly \$240

Seller pays Spectrum internet for building Monthly \$85

Seller pays Neuse pest quarterly \$94, annual \$185 Mo. Avg \$47/mo

Seller pays for Ring Camera \$107/year Mo. Avg \$9

Total Mo. avg seller expense (approx.) from above expenses \$717

Odds and ends from Seller to you.

- Windows replaced (energy efficient) in basement and all apartments in approximately 2010
- New Roof 10/16/ 2017. Housetop Roofers
- Painted exterior 3/25/2022 Metcalf Painters
- Replaced all gutters and added gutter guards 3/15/2022 Housetop
- Extensive plumbing upgrades including basement drainage (basement now dry) 10/2021
- Termite treatment, replacement of all damaged boards, termite bond Neuse termite quarterly spraying
- All insurance including an umbrella policy is NC Farm Bureau
- Apts C & D pay their own electric bill
- The apartments rent very quickly. All tenants other than in A are long term > 7 years
- All units have one window AC and electric baseboard heat > Unit A also has an electric fireplace
- Ring camera system for front door at A and entrance to basement
- Motion lights in several areas to light up rear parking lot and walkways
- Off street parking for four cars in back.
- All units have hardwood floors and upgraded blinds provided by us
- A and B have 8'5" foot ceilings. C and D 8'
- B and D have the original, tile. bathrooms. Tubs have been reglazed
- Front porch goes with Unit A. side porch goes with B. C and D have little decks and seating area at the ground level
- H2O heaters are all relatively new and have expansion tanks on them . This was part of the plumbing upgrade.
- New insulation in basement January 2026
- two washers and dryers for tenants in basement
- Storage for tenants in basement...bikes, tools, etc.. Toilet and sink in basement do work!