

1057 Ross Road, Vinton, VA 24179

3072 SQ Ft

Four: 2 Bedroom, 1 Bath Units

Quadplex – Bedford County

Annual Rents \$28,200

Tax Assessment \$148,200

Annual Taxes \$741.00

Insurance Value \$291,600

Annual Insurance Cost \$955.00

Repair Cost 7/1/19 – 7/1/20 \$1244.21 4/3/2020 A. H. Preston & Sons Apt. 1 pipe leaking \$393.04

6/24/2020 “ “ water heater replaced \$851.17

Maintenance Cost April-October Grass Cutting \$525 (\$75.00/month)

Separate Meter for Well Pump \$162 (13.50/month)

Each apartment has window A/C units

Apt. 1 \$575/month

Hardwood Flooring throughout, stove, refrigerator

Same tenant since 5/12/2016

Apt. 2 \$600/month

Commercial tile throughout, stack washer/dryer, stove, refrigerator

Same tenant since 6/22/2019

Apt. 3 \$600/month

Hardwood Flooring throughout, stove, refrigerator

Same tenant since 2/3/2018

Apt. 4 \$575/month

Carpet/Vinyl flooring, stove, refrigerator

Same tenant since 8/1/2016