

The Cottages At
4641-55 North Ave

Offered At \$4,400,000



Charming cottages, two duplexes and a single family detached home are nestled around an inviting courtyard. Some homes have their own private yard too. Located near the corner of Adams Avenue and North Avenue in University Heights, the lot is almost 14,000 square feet. There is a two-car garage, plus two additional one-car garages that can be rented by tenants for additional fees.

11 One bedroom, one bath homes
1 Two Bedroom, one bath house
4 Garage spaces



June 2024 Rent Roll and Financial Activity

Unit Type	Rent	Misc. Charges	Total Charges
1 BR/1 BA	\$1,830	\$35 Water	\$1,865
1 BR/1 BA	\$1,731	\$35 Water	\$1,766
1 BR/1 BA	\$1,795	\$35 Water	\$1,830
1 BR/1 BA	\$1,795	\$35 Water	\$1,830
1 BR/1 BA	\$1,750	\$35 Water	\$1,785
1 BR/1 BA	\$1,635	\$35 Water	\$1,670
1 BR/1 BA	\$1,750	\$35 Water	\$1,785
1 BR/1 BA	\$1,950	\$35 Water	\$1,985
1 BR/1 BA	\$1,695	\$35 Water	\$1,730
1 BR/1 BA	\$1,625	\$35 Water	\$1,660
1 BR/1 BA	\$1,785	\$35 Water	\$1,820
2 BR/1BA	\$2200	\$35 Water	\$2,235

June 2024	Income	Expenses	
Rental Income	\$21,541.66		
Garage Income	\$150.00		
Water & Sewer	\$385.00		
On site Laundry	\$200.00		
Total Income	\$22,276.66		
Repairs and Maintenance		\$448.00	
Pest Control		\$285.00	
Landscaping		\$583.82	
Administrative		\$1,645.73	
Taxes and Insurance		\$659.91	
Total Operating Expenses		\$3622.51	