

## 1485 Bandy Mill Road, Hardy, VA 24101

2592 SQ FT

Three: 2 Bedroom, 1 Bath Units

Triplex – Bedford County

Annual Rents \$20,100

Tax Assessment \$142,300

Annual Taxes \$711.50

Insurance Value \$\$229,700

Annual Insurance Cost \$668.00

Repair Cost 7/1/19 – 7/1/20 \$355.00    12/3/19 Roanoke Mechanical Apt. 2 HVAC leak \$237.50

6/24/20 A. H. Preston & Sons Apt. 3 leak around tub \$117.50

Maintenance Cost April-October Grass Cutting \$175 (\$25.00/month)

Separate Meter for Well Pump \$144 (\$12.00/month)

New metal roof, two heat pumps, basement window A/C, water filter system, well, septic

Apt. 1 \$550/month

Commercial Tile flooring throughout, stove, refrigerator

Same tenant since 8/2/2010

Apt. 2 \$575/month

Carpet/Vinyl flooring, Ceramic tile tub surround, stove, refrigerator

Same tenant since 5/1/2018

Apt. 3 \$550/month

Section 8 disability pays \$382, tenant \$168

Carpet/Vinyl flooring, stove, refrigerator

Same tenant since 8/5/2009