

**The following information was compiled from information sent from Caras Property Mgmt and the current owners. Buyers should verify and rely on their own research.**

Vacancy History (as of July 2026)

Unit 4B has been vacant for 1 month

Unit 4A will be vacating in August 2026

Rent changes in the last 3 years

4A: 2024 Rent was \$1450

2025 Rent was \$1650

2026 (Current) \$1750

4B: 2022 Rent was \$1150

2024 Rent was \$1650

Vacant and advertised at \$1700

6A: 2023 Rent was \$1600

2024 Rent was \$1650

2026 Rent is \$1700 (as of 7/1)

6B: 2024 Rent was \$1250

2025 Rent was \$1375

2026 (Current) \$1450 (as of 7/1)

Length of current tenancy in their unit:

4A – 01/13/2025 (moving in August)

4B – Vacant

6A – 12/23/2024

6B – 07/19/2019

No uncollected rent, evictions, or bad debt in the last 3 years, No problem with late payers

No current tenants use section 8 or housing vouchers

Tenants have not complained about issues with the property

Some tenants have had pets – This has been a pet property.

Insurance:

- **Current (as of July 2026) Annual Insurance Premium:** Approximately \$2,600 per year for all four townhouses (4 doors).

**Insurance Carrier: State Farm Insurance** (Polson) – Agent, **Adam Probst**

Utilities are separately metered for each unit, tenant pays.

Heating: All electric wall heaters

Water Heaters:

6A – replaced 4/2022

4A – Replaced 12/2025

4B – Replaced 1/2026

Roofs: To the best of our knowledge, the roofs are original and have not been replaced. There are currently no known issues.

Electric system: To the best of our knowledge, the electrical systems are original and have not required or undergone any updates.

Plumbing: To the best of our knowledge, the plumbing is primarily copper. We have not conducted a formal inspection to verify all piping materials, but we are not aware of any galvanized, PEX.

Foundation: The buildings have concrete foundations. There are no foundation issues or signs of settling that we are aware of, and no known concerns have been reported to us.

Structural: We are not aware of any structural concerns, defects, or conditions that have required repair or further evaluation.

Siding: The property has low-maintenance vinyl siding. To the best of our knowledge, the siding has no known issues and has not required any significant maintenance or repairs. Because it is vinyl siding, painting has not been necessary.

Drainage or standing water: We are not aware of any past or ongoing drainage concerns, flooding, or water accumulation issues.

The properties have consistently been maintained, and repairs have been addressed as needed. At this time, there are no known issues requiring attention and no capital improvement projects planned. If we were to retain ownership, we would continue maintaining the properties on an as-needed basis to keep them in good operating condition.