

Income and Expenses for 967-977 Pine Street



	967-977 Pine Street	967-977 Pine ST Projections
LIST PRICE	\$830,000	\$830,000
LOT SIZE	0.597	0.597
ZONING	RL	RL
YEAR BUILT	1936	1936
FINISHED SF ABOVE GRADE	5,440	5,440
METERS (ELECTRIC / GAS)	6/6	6/6
PRICE PER SQUARE FOOT	\$153	\$153
# UNITS	6	6
PRICE PER UNIT	\$138,333	\$138,333
# BEDROOMS	10	10
PRICE PER BEDROOM	\$83,000	\$83,000
967A (Month to Month)	\$1275 (2 BR)	\$1500 (2 BR)
967B (Lease ends 8/31/19)	\$1300 (2 BR)	\$1500 (2 BR)
971 (Month to Month)	\$628 (1 BR)	\$800 (1 BR)
973 (Month to Month)	\$950 (1 BR)	\$1000 (1 BR)
975 (Month to Month)	\$1500 (3 BR)	\$1650 (3 BR)
977 (Lease ends 04/30/19)	\$925 (1 BR)	\$1200 (1 BR)
4 Garage Bays	owner	\$200 (4 garage bays)
AVERAGE RENT PER UNIT	\$1,096	\$1,308
AVERAGE RENT PER BEDROOM	\$658	\$785
GROSS MONTHLY INCOME	\$6,578	\$7,850
ANNUAL INCOME	\$78,936	\$94,200
ANNUAL EXPENSES		
Property Taxes	\$16,040	\$16,040
Insurance	\$3,029	\$3,029
Trash Expense	\$1,164	\$1,164
Heat	Tenants	tenants
Electric	\$160	\$160
Snow/Landscaping	\$490	\$490
Water/Sewer	\$632	\$632
Maintenance*	\$2,200	\$2,200
City Inspection	\$600	\$600
TOTAL ANNUAL EXPENSES	\$24,315	\$24,315
NET OPERATING INCOME	\$54,621	\$69,885
EXPENSE RATIO	30.80%	25.81%
CAP RATE	6.58%	8.42%
*Estimated		
The above information is deemed reliable but is not guaranteed - some figures may be estimated		