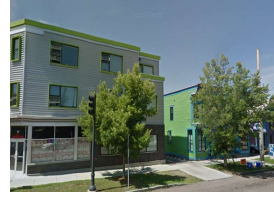


Income and Expenses for Abes Corner



North St. and Elmwood Package

LIST PRICE	\$2,499,000
LOT SIZE	0.23
ZONING	NMU/RM
YEAR BUILT	2014/1899
FINISHED SF ABOVE GRADE	11277
PRICE PER SQUARE FOOT	\$222
# RESIDENTIAL UNITS	13
PRICE PER UNIT	\$192,231
# BEDROOMS	18
PRICE PER BEDROOM	\$138,833
200 North St #1 (Lease ends 7/31/2019)	\$886.83 (1 BR)
200 North St #2 (Lease ends 7/25/2019)	\$1350 (1 BR)
200 North St #3 (Lease ends 6/25/2019)	\$1400 (1 BR)
200 North St #4 (Lease ends 5/26/2019)	\$1600 (2 BR)
200 North St #5 (Lease ends 5/31/2019)	\$1390.5 (1 BR)
200 North St #6 (Lease ends 6/25/2019)	\$1425 (1 BR)
200 North St #7 (Lease ends 6/25/2019)	\$1575 (2 BR)
200 North St Retail (Lease ends 12/31/2018)	\$2121.8 (Retail)
161 Elmwood Ave (Lease ends 6/30/2019)	\$950 (Studio)
163-1 Elmwood Ave (Lease ends 5/30/2019)	\$1750 (3 BR)
163-2 Elmwood Ave (Lease ends 7/25/2019)	\$950 (Studio)
165 Elmwood Ave (Lease ends 5/31/2019)	\$1442 (1 BR)
167 #1 Elmwood Ave (Lease ends 5/26/2019)	\$1800 (3 BR)
167 #2 Elmwood Ave (Lease ends 5/31/2019)	\$1494 (2 BR)
AVERAGE RENT PER UNIT	\$1,549
AVERAGE RENT PER BEDROOM	\$1,119
GROSS MONTHLY INCOME	\$20,135
ANNUAL INCOME	\$241,622
ANNUAL EXPENSES	
Property Taxes	\$41,409
Insurance	\$7,567
Trash Expense	\$1,350
Natural Gas (Laundry)	\$1,870
Hot Water Tank Rental	\$288
Electric*	\$1,080
Snow/Landscaping	\$3,068
Water/Sewer	\$1,769
Maintenance*	\$6,500
City Inspection	\$1,300
TOTAL ANNUAL EXPENSES	\$66,201
NET OPERATING INCOME	\$175,421
EXPENSE RATIO	27%
CAP RATE	7.02%

*Estimated

The above information is deemed reliable but is not guaranteed - some figures may be estimated