

Income and Expenses for 33 Washington Street



33 Washington St	
LIST PRICE	\$319,500
LOT SIZE	0.07
ZONING	RM
YEAR BUILT	1920
FINISHED SF ABOVE GRADE	1,446
METERS (ELECTRIC / GAS)	3/1
PRICE PER SQUARE FOOT	\$221
# UNITS	2
PRICE PER UNIT	\$159,750
# BEDROOMS	5
PRICE PER BEDROOM	\$63,900
Room 1	\$530 (1 Room)
Room 2	\$450 (1 Room)
Room 3	\$500 (1 Room)
Main House	\$1200 (2 BR)
AVERAGE RENT PER UNIT	\$1,340
AVERAGE RENT PER BEDROOM	\$536
GROSS MONTHLY INCOME	\$2,680
ANNUAL INCOME	\$32,160
<u>ANNUAL EXPENSES</u>	
Property Taxes	\$5,388
Insurance	\$1200 (est. exp.)
Trash Expense	\$600 (est. exp.)
Heat	\$2,006
Hot Water Tank Rental	none
Electric	\$1,250
Snow/Landscaping	\$500 (est. exp.)
Water/Sewer	\$1,006
Maintenance	\$1000 (est. exp.)
TOTAL ANNUAL EXPENSES	\$12,950
NET OPERATING INCOME	\$19,210
EXPENSE RATIO	40.27%
CAP RATE	6.01%
<i>*Estimated</i>	
<i>The above information is deemed reliable but is not guaranteed - some figures may be estimated</i>	