

Income and Expenses for 32 Grove Street



	32 Grove Street	32 Grove Street Projections - Separately Metered Heat
LIST PRICE	\$625,000	\$625,000
LOT SIZE	0.17	0.17
ZONING	RL	RL
YEAR BUILT	1920	1920
FINISHED SF ABOVE GRADE	4,332	4,332
METERS (ELECTRIC / GAS)	6/6	6/6
PRICE PER SQUARE FOOT	\$144	\$144
# UNITS	5	5
PRICE PER UNIT	\$125,000	\$125,000
# BEDROOMS	10	10
PRICE PER BEDROOM	\$62,500	\$62,500
Unit 1 (Month to month)	\$1340 (2 BR)	\$1340 (2 BR)
Unit 2 (7.1.2019-6.30.2020)	\$1750 (3 BR)	\$1750 (3 BR)
Unit 3 (Month to month)	\$1610 (3 BR)	\$1610 (3 BR)
Unit 4 (Month to month)	\$1325 (3 BR)	\$1325 (3 BR)
Unit 5 (Month to month)	\$950 (2 BR)	\$950 (2 BR)
Laundry	\$41	\$41
AVERAGE RENT PER UNIT	\$1,403	\$1,403
AVERAGE RENT PER BEDROOM	\$702	\$702
GROSS MONTHLY INCOME	\$7,016	\$7,016
ANNUAL INCOME	\$84,192	\$84,192
<u>ANNUAL EXPENSES</u>		
Property Taxes	\$14,918	\$14,918
Insurance	\$2,656	\$2,656
Trash Expense	\$3,018	\$3,018
Heat	\$6,174	Tenants
Hot Water Tank Rental	None	None
Electric	\$1,094	\$1,094
Snow/Landscaping	\$500*	\$500*
Water/Sewer	\$5,985	\$5,985
Maintenance	\$2,000*	\$2,000*
City Inspection	\$550	\$550
TOTAL ANNUAL EXPENSES	\$36,895	\$30,721
NET OPERATING INCOME	\$47,297	\$53,471
EXPENSE RATIO	43.82%	36.49%
CAP RATE	7.57%	8.56%

*Estimated

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