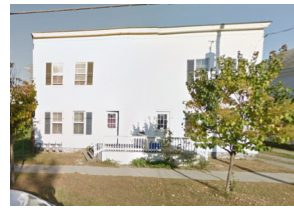


Income and Expenses for 26-28 Drew Street Burlington



	26-28 Drew Street	26-28 Drew Street PROJECTIONS
LIST PRICE	\$540,000	\$540,000
SALE PRICE	\$540,000	\$540,000
LOT SIZE	0.08	0.08
ZONING	RM	RM
YEAR BUILT	1920	1920
FINISHED SF ABOVE GRADE	3,200	3,200
METERS (ELECTRIC / GAS)	4/4	4/4
PRICE PER SQUARE FOOT	\$169	\$169
# UNITS	4	4
PRICE PER UNIT	\$135,000	\$135,000
# BEDROOMS	4	4
PRICE PER BEDROOM	\$135,000	\$135,000
Unit 1	\$920 (1+ BR)	\$1250 (1+ BR)
Unit 2	\$920 (1+ BR)	\$1250 (1+ BR)
Unit 3	\$940 (1+ BR)	\$1250 (1+ BR)
Unit 4	\$920 (1+ BR)	\$1250 (1+ BR)
AVERAGE RENT PER UNIT	\$925	\$1,250
AVERAGE RENT PER BEDROOM	\$925	\$1,250
GROSS MONTHLY INCOME	\$3,700	\$5,000
ANNUAL INCOME	\$44,400	\$60,000
ANNUAL EXPENSES		
Property Taxes	\$9,117	\$9,117
Insurance	\$3,596	\$3,596
Trash Expense	\$1,123	\$1,123
Heat	tenants	tenants
Hot Water Tank Rental	owned	owned
Electric	tenants	tenants
Snow/Landscaping*	\$500	\$500
Water/Sewer	\$1,822	\$1,822
Maintenance*	\$3,000	\$3,000
City Inspection	\$440	\$440
TOTAL ANNUAL EXPENSES	\$19,598	\$19,598
NET OPERATING INCOME	\$24,802	\$40,402
EXPENSE RATIO	44.14%	32.66%
CAP RATE	4.59%	7.48%

*Estimated

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