

Income and Expenses for 24 Grant Street



| | 24 Grant Street | 24 Grant Street |
|---|------------------|------------------|
| LIST PRICE | \$1,075,000 | \$1,075,000 |
| SALE PRICE | \$1,075,000 | \$1,075,000 |
| LOT SIZE | 0.275 | 0.275 |
| ZONING | RM | RM |
| YEAR BUILT | 1915 | 1915 |
| FINISHED SF ABOVE GRADE | 5,776 | 5,776 |
| METERS (ELECTRIC / GAS) | 8/5 | 8/5 |
| PRICE PER SQUARE FOOT | \$186 | \$186 |
| # UNITS | 7 | 7 |
| PRICE PER UNIT | \$153,571 | \$153,571 |
| # BEDROOMS | 9 | 9 |
| PRICE PER BEDROOM | \$119,444 | \$119,444 |
| Unit 1 | \$1520 (2 BR) | \$1600 (2 BR) |
| Unit 2 | \$1115 (Studio) | \$1200 (Studio) |
| Unit 3 | \$1125 (1 BR) | \$1200 (1 BR) |
| Unit 4 | \$1180 (1 BR) | \$1200 (1 BR) |
| Unit 5 | \$955 (2 BR) | \$1300 (2 BR) |
| Unit 6 | \$1400 (1+ BR) | \$1400 (1+ BR) |
| Unit 7 | \$1065 (1 BR) | \$1100 (1 BR) |
| AVERAGE RENT PER UNIT | \$1,194 | \$1,286 |
| AVERAGE RENT PER BEDROOM | \$929 | \$1,000 |
| GROSS MONTHLY INCOME | \$8,360 | \$9,000 |
| ANNUAL INCOME | \$100,320 | \$108,000 |
| ANNUAL EXPENSES | | |
| Property Taxes | \$16,792 | \$16,792 |
| Insurance | \$3,596 | \$3,596 |
| Trash Expense | \$1,488 | \$1,488 |
| Heat & Hot Water for 2, 3 & 4 | \$1,800 | \$1,800 |
| Hot Water Tank Rental | owned | owned |
| Electric | \$180 | \$180 |
| Snow/Landscaping* | \$1,300 | \$1,300 |
| Water/Sewer | \$3,708 | \$3,708 |
| Maintenance* | \$3,000 | \$3,000 |
| City Inspection | \$770 | \$770 |
| TOTAL ANNUAL EXPENSES | \$32,634 | \$32,634 |
| NET OPERATING INCOME | \$67,686 | \$75,366 |
| EXPENSE RATIO | 32.53% | 30.22% |
| CAP RATE | 6.30% | 7.01% |
| <i>*Estimated</i> | | |
| <i>The above information is deemed reliable but is not guaranteed - some figures may be estimated</i> | | |