

## Income and Expenses for 42-44 Walnut Street



### 42-44 Walnut Street

<b>LIST PRICE</b>	\$469,000
<b>LOT SIZE</b>	0.08
<b>ZONING</b>	RM
<b>YEAR BUILT</b>	1899
<b>FINISHED SF ABOVE GRADE</b>	1,906
<b>METERS (ELECTRIC / GAS)</b>	2/2
<b>PRICE PER SQUARE FOOT</b>	\$246
<b># UNITS</b>	2
<b>PRICE PER UNIT</b>	\$234,500
<b># BEDROOMS</b>	4
<b>PRICE PER BEDROOM</b>	\$117,250
<b>Unit 1</b>	\$1,600 (2 BR)
<b>Unit 2</b>	\$1,500 (2 BR)
<b>AVERAGE RENT PER UNIT</b>	\$1,550
<b>AVERAGE RENT PER BEDROOM</b>	\$775
<b>GROSS MONTHLY INCOME</b>	\$3,100
<b>ANNUAL INCOME</b>	\$37,200
<b><u>ANNUAL EXPENSES</u></b>	
<b>Property Taxes</b>	\$6,635
<b>Insurance</b>	\$1,411
<b>Trash Expense</b>	\$500 (est. exp.)
<b>Heat</b>	Tenants
<b>Hot Water Tank Rental</b>	None
<b>Electric</b>	Tenants
<b>Snow/Landscaping</b>	\$500 (est. exp.)
<b>Water/Sewer</b>	\$1,477
<b>Maintenance</b>	\$690
<b>City Inspection</b>	\$220
<b>TOTAL ANNUAL EXPENSES</b>	\$11,433
<b>NET OPERATING INCOME</b>	\$25,767
<b>EXPENSE RATIO</b>	30.73%
<b>CAP RATE</b>	5.49%

*\*Estimated*

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