

## Income & Expense for 224-226 Pine Street



### 224-226 Pine Street

<b>LIST PRICE</b>	\$799,900
<b>SALE PRICE</b>	\$799,900
<b>LOT SIZE</b>	0.18
<b>ZONING</b>	RM
<b>YEAR BUILT</b>	1935
<b>FINISHED SF ABOVE GRADE</b>	3,456
<b>METERS (ELECTRIC / GAS)</b>	5/4
<b>PRICE PER SQUARE FOOT</b>	<i>\$231</i>
<b># UNITS</b>	4
<b>PRICE PER UNIT</b>	<i>\$199,975</i>
<b># BEDROOMS</b>	8
<b>PRICE PER BEDROOM</b>	<i>\$99,988</i>
<b>Unit 1</b>	\$1,550 (2 BR)
<b>Unit 2</b>	\$1,550 (2 BR)
<b>Unit 3</b>	\$1,550 (2 BR)
<b>Unit 4</b>	\$1,550 (2 BR)
<b>AVERAGE RENT PER UNIT</b>	<i>\$1,550</i>
<b>AVERAGE RENT PER BEDROOM</b>	<i>\$775</i>
<b>GROSS MONTHLY INCOME</b>	<i>\$6,200</i>
<b>ANNUAL INCOME</b>	<i>\$74,400</i>
<b><u>ANNUAL EXPENSES</u></b>	
<b>Property Taxes</b>	\$12,261
<b>Insurance</b>	\$1,760
<b>Trash Expense</b>	\$1000 (est. exp.)
<b>Heat</b>	Tenants
<b>Hot Water Tank Rental</b>	None
<b>Electric</b>	\$347
<b>Snow/Landscaping</b>	\$500 (est. exp.)
<b>Water/Sewer</b>	\$1,625
<b>Maintenance</b>	\$2,935
<b>City Inspection</b>	\$440
<b>TOTAL ANNUAL EXPENSES</b>	<i>\$20,868</i>
<b>NET OPERATING INCOME</b>	<i>\$53,532</i>
<b>EXPENSE RATIO</b>	<i>28.05%</i>
<b>CAP RATE</b>	<i>6.69%</i>

*\*Estimated*

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