

Income and Expenses for 177 Shelburne Street



	177 Shelburne St	177 Shelburne St Projections
LIST PRICE	\$359,000	\$359,000
LOT SIZE	0.17	0.17
ZONING	RL	RL
YEAR BUILT	1926	1926
FINISHED SF ABOVE GRADE	1,939	1,939
PRICE PER SQUARE FOOT	<i>\$185</i>	<i>\$185</i>
# UNITS	2	2
PRICE PER UNIT	<i>\$179,500</i>	<i>\$179,500</i>
# BEDROOMS	4	4
PRICE PER BEDROOM	<i>\$89,750</i>	<i>\$89,750</i>
Unit 1	\$1250 (3 BR)	\$1800 (3 BR)
Unit 2	\$900 (1 BR)	\$1000 (1 BR)
AVERAGE RENT PER UNIT	<i>\$1,075</i>	<i>\$1,400</i>
AVERAGE RENT PER BEDROOM	<i>\$538</i>	<i>\$700</i>
GROSS MONTHLY INCOME	<i>\$2,150</i>	<i>\$2,800</i>
ANNUAL INCOME	<i>\$25,800</i>	<i>\$33,600</i>
ANNUAL EXPENSES		
Property Taxes	\$8,063	\$8,063
Insurance	\$1,379	\$1,379
Trash Expense	\$325	\$325
Heat & Hot Water	\$1,855	\$1,855
Hot Water Tank Rental	owned	owned
Electric	\$1,028	\$1,028
Snow/Landscaping	\$453	\$453
Water/Sewer	\$574	\$574
Maintenance*	\$1,000	\$1,000
City Inspection	\$220	\$220
TOTAL ANNUAL EXPENSES	<i>\$14,897</i>	<i>\$14,897</i>
NET OPERATING INCOME	<i>\$10,903</i>	<i>\$18,703</i>
EXPENSE RATIO	<i>57.74%</i>	<i>44.34%</i>
<i>*Estimated</i>		
<i>The above information is deemed reliable but is not guaranteed - some figures may be estimated</i>		