

Income and Expenses for Tracy House Shelburne



LIST PRICE	\$1,395,000
SALE PRICE	\$1,395,000
FINISHED SF ABOVE GRADE	9,722
METERS (ELECTRIC / GAS)	9/6
PRICE PER SQUARE FOOT	\$143
# UNITS	7
PRICE PER UNIT	\$199,286
Unit 101 (vacant)	\$800 (Office)
Unit 102 (vacant)	\$800 (Office)
Unit 103	\$1800 (1 BR)
Unit 104	\$1000 (1 BR)
Unit 105	\$1000 (1 BR)
Unit 201 (vacant)	\$300 (Office)
Unit 202	\$500 (Office)
Unit 203	\$500 (Office)
Unit 204	\$350 (Office)
Unit 205	\$400 (Office)
Unit 206	\$600 (Office)
Unit 301	\$1400 (1 BR)
Unit CH1	\$1550 (2 BR)
Unit CH2	\$1150 (1 BR)
Unit CH3	\$1200 (1 BR)
AVERAGE RENT PER UNIT	\$1,907
GROSS MONTHLY INCOME	\$13,350
ANNUAL INCOME	\$160,200
ANNUAL EXPENSES	
Property Taxes	\$21,232
Insurance*	\$6,000
Trash Expense*	\$2,500
Heat & Hot Water*	\$6,000
Hot Water Tank Rental	owned
Electric*	\$5,000
Snow/Landscaping*	\$5,000
Water/Sewer*	\$6,000
Maintenance*	\$10,000
TOTAL ANNUAL EXPENSES	\$61,732
NET OPERATING INCOME	\$98,468
EXPENSE RATIO	38.53%
CAP RATE	7.06%

*Estimated

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