

## Income and Expenses for Tracy House Shelburne



LIST PRICE	\$1,325,000
------------	-------------

FINISHED SF ABOVE GRADE	7,986
-------------------------	-------

METERS (ELECTRIC / GAS)	9/6
-------------------------	-----

<b>PRICE PER SQUARE FOOT</b>	<b>\$166</b>
------------------------------	--------------

# UNITS	7
---------	---

<b>PRICE PER UNIT</b>	<b>\$189,286</b>
-----------------------	------------------

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)
----------	---------------

<b>AVERAGE RENT PER UNIT</b>	<b>\$1,907</b>
------------------------------	----------------

<b>GROSS MONTHLY INCOME</b>	<b>\$13,350</b>
-----------------------------	-----------------

<b>ANNUAL INCOME</b>	<b>\$160,200</b>
----------------------	------------------

### ANNUAL EXPENSES

Property Taxes	\$21,232
----------------	----------

Insurance	\$7,717
-----------	---------

Trash Expense	\$2,868
---------------	---------

Heat & Hot Water	\$8,396
------------------	---------

Hot Water Tank Rental	owned
-----------------------	-------

Electric	\$5,568
----------	---------

Snow/Landscaping*	\$5,000
-------------------	---------

Water/Sewer	\$3,032
-------------	---------

Maintenance*	\$10,000
--------------	----------

<b>TOTAL ANNUAL EXPENSES</b>	<b>\$63,813</b>
------------------------------	-----------------

<b>NET OPERATING INCOME</b>	<b>\$96,387</b>
-----------------------------	-----------------

<b>EXPENSE RATIO</b>	<b>39.83%</b>
----------------------	---------------

<b>CAP RATE</b>	<b>7.27%</b>
-----------------	--------------

\*Estimated

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