

## Income and Expenses for 200 Park Street



### 200 Park Street

<b>LIST PRICE</b>	\$425,000
<b>SALE PRICE</b>	\$425,000
<b>LOT SIZE</b>	0.06
<b>ZONING</b>	RM
<b>YEAR BUILT</b>	1899
<b>FINISHED SF ABOVE GRADE</b>	1,757
<b>METERS (ELECTRIC / GAS)</b>	2/1
<b>PRICE PER SQUARE FOOT</b>	\$242
<b># UNITS</b>	2
<b>PRICE PER UNIT</b>	\$212,500
<b># BEDROOMS</b>	5
<b>PRICE PER BEDROOM</b>	\$85,000
<b>Unit 1</b> ( <i>vacant starting 12/1/2020</i> )	\$2,050 (3 BR)
<b>Unit 2</b> ( <i>lease ends Sept 2021</i> )	\$1,800 (2 BR)
<b>AVERAGE RENT PER UNIT</b>	\$1,925
<b>AVERAGE RENT PER BEDROOM</b>	\$770
<b>GROSS MONTHLY INCOME</b>	\$3,850
<b>ANNUAL INCOME</b>	\$46,200
<b><u>ANNUAL EXPENSES</u></b>	
<b>Property Taxes</b>	\$6,847
<b>Insurance</b>	\$1,600
<b>Trash Expense</b>	\$1,188
<b>Heat &amp; Hot Water</b>	\$1,464
<b>Hot Water Tank Rental</b>	Owned
<b>Propane - Unit 1 Cooking Stove &amp; Dryer</b>	\$860
<b>Electric</b>	Tenants
<b>Snow/Landscaping</b>	Tenants/Landlord
<b>Water/Sewer</b>	\$3,021
<b>Maintenance*</b>	\$2,000
<b>City Inspection</b>	\$220
<b>TOTAL ANNUAL EXPENSES</b>	\$17,200
<b>NET OPERATING INCOME</b>	\$29,000
<b>EXPENSE RATIO</b>	37.23%
<b>CAP RATE</b>	6.82%

*\*Estimated*

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