

Income and Expenses for 314 Colchester Ave.



314 Colchester Ave

LIST PRICE	\$585,000
SALE PRICE	\$585,000
LOT SIZE	1.06
ZONING	RM
YEAR BUILT	1860
FINISHED SF ABOVE GRADE	1,880
METERS (ELECTRIC / GAS)	4/4
PRICE PER SQUARE FOOT	\$311
# UNITS	4
PRICE PER UNIT	\$146,250
# BEDROOMS	4
PRICE PER BEDROOM	\$146,250
Unit 1 (lease ends 7.31.21)	\$1255 (1 BR)
Unit 2 (mo-mo)	\$1195 (1 BR)
Unit 3 (lease ends 7.31.21)	\$1225 (1 BR)
Unit 4 (mo-mo)	\$1025 (1 BR)
AVERAGE RENT PER UNIT	\$1,175
AVERAGE RENT PER BEDROOM	\$1,175
GROSS MONTHLY INCOME	\$4,700
ANNUAL INCOME	\$56,400
<u>ANNUAL EXPENSES</u>	
Property Taxes	\$11,276
Insurance	\$1,840
Trash Expense	\$661
Heat & Hot Water	Tenants
Hot Water Tank Rental	\$552
Electric	\$720
Snow/Landscaping*	\$1,000
Water/Sewer	\$1,197
Maintenance*	\$1,500
City Inspection	\$440
TOTAL ANNUAL EXPENSES	\$19,186
NET OPERATING INCOME	\$37,214
EXPENSE RATIO	34.02%
CAP RATE	6.36%

**Estimated*

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