

Income and Expenses for 15 Allen Street



	15 Allen Street	15 Allen Street Projections
LIST PRICE	\$545,000	\$545,000
SALE PRICE	\$545,000	\$545,000
LOT SIZE	0.12	0.12
ZONING	RM	RM
YEAR BUILT	1899	1899
FINISHED SF ABOVE GRADE	2,088	2,088
METERS (ELECTRIC / GAS)	3/3	3/3
PRICE PER SQUARE FOOT	\$261	\$261
# UNITS	3	3
PRICE PER UNIT	\$181,667	\$181,667
# BEDROOMS	5	5
PRICE PER BEDROOM	\$109,000	\$109,000
Unit 1 (lease ends 8/31/21)	\$1700 (3 BR)	\$1950 (3 BR)
Unit 2 (mo-mo-section 8)	\$930 (1 BR)	\$1000 (1 BR)
Unit 3 (lease ends 7/31/21)	\$900 (1 BR)	\$1000 (1 BR)
AVERAGE RENT PER UNIT	\$1,177	\$1,317
AVERAGE RENT PER BEDROOM	\$706	\$790
GROSS MONTHLY INCOME	\$3,530	\$3,950
ANNUAL INCOME	\$42,360	\$47,400
ANNUAL EXPENSES		
Property Taxes	\$8,177	\$8,177
Insurance	\$1,066	\$1,066
Trash Expense	\$1,200	\$1,200
Heat & Hot Water	tenants	tenants
Hot Water Tank Rental	owned	owned
Electric	tenants	tenants
Landscaping	\$360	\$360
Water/Sewer	\$1,191	\$1,191
Maintenance*	\$1,500	\$1,500
City Inspection	\$330	\$330
TOTAL ANNUAL EXPENSES	\$13,824	\$13,824
NET OPERATING INCOME	\$28,536	\$33,576
EXPENSE RATIO	32.63%	29.16%
CAP RATE	5.24%	6.16%

*Estimated

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