

## Income and Expenses for 15 Allen Street



### 15 Allen Street

### 15 Allen Street Projections

<b>LIST PRICE</b>	\$540,000	\$540,000
<b>SALE PRICE</b>	\$540,000	\$540,000
<b>LOT SIZE</b>	0.12	0.12
<b>ZONING</b>	RM	RM
<b>YEAR BUILT</b>	1899	1899
<b>FINISHED SF ABOVE GRADE</b>	2,088	2,088
<b>METERS (ELECTRIC / GAS)</b>	3/3	3/3
<b>PRICE PER SQUARE FOOT</b>	\$259	\$259
<b># UNITS</b>	3	3
<b>PRICE PER UNIT</b>	\$180,000	\$180,000
<b># BEDROOMS</b>	5	5
<b>PRICE PER BEDROOM</b>	\$108,000	\$108,000
<b>Unit 1</b> (lease @ \$1700 increases 8/30/21)	\$1800 (3 BR)	\$2100 (3 BR)
<b>Unit 2</b> (mo-mo-section 8)	\$960 (1 BR)	\$1100 (1 BR)
<b>Unit 3</b> (lease ends 6/30/21)	\$930 (1 BR)	\$1100 (1 BR)
<b>AVERAGE RENT PER UNIT</b>	\$1,230	\$1,433
<b>AVERAGE RENT PER BEDROOM</b>	\$738	\$860
<b>GROSS MONTHLY INCOME</b>	\$3,690	\$4,300
<b>ANNUAL INCOME</b>	\$44,280	\$51,600
<b>ANNUAL EXPENSES</b>		
<b>Property Taxes</b>	\$8,177	\$8,177
<b>Insurance</b>	\$1,066	\$1,066
<b>Trash Expense</b>	\$1,200	\$1,200
<b>Heat &amp; Hot Water</b>	tenants	tenants
<b>Hot Water Tank Rental</b>	owned	owned
<b>Electric</b>	tenants	tenants
<b>Landscaping</b>	\$360	\$360
<b>Water/Sewer</b>	\$1,191	\$1,191
<b>Maintenance*</b>	\$1,500	\$1,500
<b>City Inspection</b>	\$330	\$330
<b>TOTAL ANNUAL EXPENSES</b>	\$13,824	\$13,824
<b>NET OPERATING INCOME</b>	\$30,456	\$37,776
<b>EXPENSE RATIO</b>	31.22%	26.79%
<b>CAP RATE</b>	5.64%	7.00%

\*Estimated

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