

## Income and Expenses for 36 Shelburne Street



36 Shelburne Street	36 Shelburne Street
<b>LIST PRICE</b>	\$487,500
<b>SALE PRICE</b>	\$487,500
<b>LOT SIZE</b>	0.13
<b>ZONING</b>	RL
<b>YEAR BUILT</b>	1899
<b>FINISHED SF ABOVE GRADE</b>	1,440
<b>METERS (ELECTRIC / GAS)</b>	?/?
<b>PRICE PER SQUARE FOOT</b>	<b>\$339</b>
<b># UNITS</b>	2
<b>PRICE PER UNIT</b>	<b>\$243,750</b>
<b># BEDROOMS</b>	4
<b>PRICE PER BEDROOM</b>	<b>\$121,875</b>
<b>Unit 1</b>	\$1,500 (2 BR)
<b>Unit 2 (vacant 6/1/2021 - projected)</b>	\$1,600 (2 BR)
<b>AVERAGE RENT PER UNIT</b>	<b>\$1,550</b>
<b>AVERAGE RENT PER BEDROOM</b>	<b>\$775</b>
<b>GROSS MONTHLY INCOME</b>	<b>\$3,100</b>
<b>ANNUAL INCOME</b>	<b>\$37,200</b>
<b><u>ANNUAL EXPENSES</u></b>	
<b>Property Taxes</b>	\$7,841
<b>Insurance</b>	\$1,600 (estimated)
<b>Trash Expense</b>	\$576
<b>Heat &amp; Hot Water</b>	\$1,092
<b>Hot Water Tank Rental</b>	owned
<b>Electric</b>	Tenants
<b>Snow/Landscaping*</b>	\$725
<b>Water/Sewer</b>	\$817
<b>Maintenance*</b>	\$1,800 (estimated)
<b>City Inspection</b>	\$220
<b>TOTAL ANNUAL EXPENSES</b>	<b>\$14,671</b>
<b>NET OPERATING INCOME</b>	<b>\$22,529</b>
<b>EXPENSE RATIO</b>	<b>39.44%</b>
<b>CAP RATE</b>	<b>4.62%</b>

\*Estimated

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