

Income and Expenses for 37 South Williams #318



Address	37 South Williams #318
LIST PRICE	\$255,000
SALE PRICE	\$255,000
ZONING	RH
YEAR BUILT	1987
FINISHED SF ABOVE GRADE	902
METERS (ELECTRIC / GAS)	1/1
PRICE PER SQUARE FOOT	\$283
# UNITS	1
PRICE PER UNIT	\$255,000
# BEDROOMS	3
PRICE PER BEDROOM	\$85,000
Unit 1	\$2280 (3 BR- current rent \$2530 to 4 people)
AVERAGE RENT PER UNIT	\$2,280
AVERAGE RENT PER BEDROOM	\$760
GROSS MONTHLY INCOME	\$2,280
ANNUAL INCOME	\$27,360
ANNUAL EXPENSES	
Property Taxes	\$3,905
Insurance	\$120
Trash Expense	association
Heat & Hot Water	tenants
Hot Water Tank Rental	owned
Electric	tenants
Snow/Landscaping*	association
Water/Sewer	association
Maintenance*	\$500
City Inspection	\$110
Association Dues	\$4,128
TOTAL ANNUAL EXPENSES	\$8,763
NET OPERATING INCOME	\$18,597
EXPENSE RATIO	32.03%
CAP RATE	7.29%
<i>*Estimated</i>	
<i>The above information is deemed reliable but is not guaranteed - some figures may be estimated</i>	
Potential Return on Investment	
Down Payment %	25%
Sale Price (or Offer Price)	\$255,000
Down Payment	\$63,750
Financed Amount	\$191,250
Payments per Term Loan	360
Interest Rate of Loan	3.50%
Number of Payments per year	12
Monthly Mortgage Payment	\$859
Annual Mortgage Payment	\$10,306
Cash Flow (Pre-Tax)	\$8,291
Cash on Cash Return	13.01%
Capitalization Rate	7.29%

Above Pro-Firma does not consider additional tax benefits of ownership including interest deduction and depreciation. Please check with your tax professional.