

# Income and Expenses for 47 South Williams #201



Address	47 South Williams #201
<b>LIST PRICE</b>	\$255,000
<b>SALE PRICE</b>	\$255,000
<b>ZONING</b>	RH
<b>YEAR BUILT</b>	1987
<b>FINISHED SF ABOVE GRADE</b>	810
<b>METERS (ELECTRIC / GAS)</b>	1/1
<b>PRICE PER SQUARE FOOT</b>	\$315
<b># UNITS</b>	1
<b>PRICE PER UNIT</b>	\$255,000
<b># BEDROOMS</b>	3
<b>PRICE PER BEDROOM</b>	\$85,000
<b>Unit 1</b>	\$2280 (3 BR)
<b>AVERAGE RENT PER UNIT</b>	\$2,280
<b>AVERAGE RENT PER BEDROOM</b>	\$760
<b>GROSS MONTHLY INCOME</b>	\$2,280
<b>ANNUAL INCOME</b>	\$27,360
<b><u>ANNUAL EXPENSES</u></b>	
Property Taxes	\$3,896
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	\$3,833
<b>TOTAL ANNUAL EXPENSES</b>	<b>\$8,459</b>
<b>NET OPERATING INCOME</b>	<b>\$18,901</b>
<b>EXPENSE RATIO</b>	<b>30.92%</b>
<b>CAP RATE</b>	<b>7.41%</b>
<i>*Estimated</i>	
<i>The above information is deemed reliable but is not guaranteed - some figures may be estimated</i>	
<b>Potential Return on Investment</b>	
<b>Down Payment %</b>	<b>25%</b>
<b>Sale Price (or Offer Price)</b>	\$255,000
<b>Down Payment</b>	\$63,750
<b>Financed Amount</b>	\$191,250
<b>Payments per Term Loan</b>	360
<b>Interest Rate of Loan</b>	3.50%
<b>Number of Payments per year</b>	12
<b>Monthly Mortgage Payment</b>	\$859
<b>Annual Mortgage Payment</b>	\$10,306
<b>Cash Flow (Pre-Tax)</b>	<b>\$8,595</b>
<b>Cash on Cash Return</b>	<b>13.48%</b>
<b>Capitalization Rate</b>	<b>7.41%</b>

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