

## Income and Expenses for 52-54 Ward Street



Address	52-54 Ward Street	52-54 Ward Street PROJECTIONS
<b>LIST PRICE</b>	\$472,900	\$472,900
<b>SALE PRICE</b>	\$472,900	\$472,900
<b>LOT SIZE</b>	0.16	0.16
<b>ZONING</b>	RM	RM
<b>YEAR BUILT</b>	1920	1920
<b>FINISHED SF ABOVE GRADE</b>	1,150	1,150
<b>METERS (ELECTRIC / GAS)</b>	2/2	2/2
<b>PRICE PER SQUARE FOOT</b>	\$411	\$411
<b># UNITS</b>	2	2
<b>PRICE PER UNIT</b>	\$236,450	\$236,450
<b># BEDROOMS</b>	4	4
<b>PRICE PER BEDROOM</b>	\$118,225	\$118,225
<b>Unit 1</b>	\$1800 (3 BR)	\$2250 (3 BR)
<b>Unit 2</b>	\$600 (1 BR)	\$1000 (1 BR)
<b>AVERAGE RENT PER UNIT</b>	\$1,200	\$1,625
<b>AVERAGE RENT PER BEDROOM</b>	\$600	\$813
<b>GROSS MONTHLY INCOME</b>	\$2,400	\$3,250
<b>ANNUAL INCOME</b>	\$28,800	\$39,000
<b>ANNUAL EXPENSES</b>		
<b>Property Taxes</b>	\$6,924	\$6,924
<b>Insurance</b>	\$1,500	\$1,500
<b>Trash Expense</b>	\$600	\$600
<b>Heat &amp; Hot Water</b>	tenants	tenants
<b>Hot Water Tank Rental</b>	owned	owned
<b>Electric</b>	tenants	tenants
<b>Snow/Landscaping*</b>	tenants	\$500
<b>Water/Sewer</b>	\$839	\$839
<b>Maintenance*</b>	\$1,000	\$1,000
<b>City Inspection</b>	\$220	\$220
<b>TOTAL ANNUAL EXPENSES</b>	\$11,083	\$11,583
<b>NET OPERATING INCOME</b>	\$17,717	\$27,417
<b>EXPENSE RATIO</b>	38.48%	29.70%
<b>CAP RATE</b>	3.75%	5.80%

*\*Estimated*

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