

Income and Expenses



Address	46 Bright Street
LIST PRICE	\$584,000
SALE PRICE	\$584,000
LOT SIZE	0.15
ZONING	RMU
YEAR BUILT	1899
FINISHED SF ABOVE GRADE	3,120
METERS (ELECTRIC / GAS)	??
PRICE PER SQUARE FOOT	\$187
# UNITS	3
PRICE PER UNIT	\$194,667
# BEDROOMS	8
PRICE PER BEDROOM	\$73,000
Unit 1	\$1275 (1+ BR)
Unit 2	\$1728 (3 BR)
Unit 3	\$2050 (4 BR)
AVERAGE RENT PER UNIT	\$1,684
AVERAGE RENT PER BEDROOM	\$632
GROSS MONTHLY INCOME	\$5,053
ANNUAL INCOME	\$60,636
<u>ANNUAL EXPENSES</u>	
Property Taxes	\$8,638
Insurance	\$1,500
Trash Expense	\$600
Heat & Hot Water	tenants
Hot Water Tank Rental	\$356
Electric	\$283
Snow/Landscaping*	tenants
Water/Sewer	\$2,810
Maintenance*	\$900
City Inspection	\$330
TOTAL ANNUAL EXPENSES	\$15,417
NET OPERATING INCOME	\$45,219
EXPENSE RATIO	25.43%
CAP RATE	7.74%

*Estimated

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