

Income and Expenses for 50 Bright Street



50 Bright Street	
LIST PRICE	\$482,000
SALE PRICE	\$482,000
LOT SIZE	0.06
ZONING	RMU
YEAR BUILT	1899
FINISHED SF ABOVE GRADE	2,005
METERS (ELECTRIC / GAS)	??
PRICE PER SQUARE FOOT	\$240
# UNITS	2
PRICE PER UNIT	\$241,000
# BEDROOMS	7
PRICE PER BEDROOM	\$68,857
Unit 1	\$2100 (4 BR)
Unit 2	\$1975 (3 BR)
AVERAGE RENT PER UNIT	\$2,038
AVERAGE RENT PER BEDROOM	\$582
GROSS MONTHLY INCOME	\$4,075
ANNUAL INCOME	\$48,900
<u>ANNUAL EXPENSES</u>	
Property Taxes	\$5,456
Insurance	\$1,350
Trash Expense*	\$500
Heat & Hot Water	tenants
Hot Water Tank Rental	owned
Electric	tenants
Snow/Landscaping	BHA
Water/Sewer	\$2,633
Maintenance*	\$600
City Inspection	\$220
TOTAL ANNUAL EXPENSES	\$10,759
NET OPERATING INCOME	\$38,141
EXPENSE RATIO	22.00%
CAP RATE	7.91%

*Estimated

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