

Income and Expenses



| Address | 65-69 North Champlain Street |
|------------------------------------------------------------------------------------------------|------------------------------|
| LIST PRICE | \$895,000 |
| LOT SIZE | 0.24 |
| ZONING | RM |
| YEAR BUILT | 1899 |
| FINISHED SF ABOVE GRADE | 4,183 |
| PRICE PER SQUARE FOOT | \$214 |
| # UNITS | 7 |
| PRICE PER UNIT | \$127,857 |
| # BEDROOMS | 10 |
| PRICE PER BEDROOM | \$89,500 |
| Unit 1 | \$1315 (65-1 - 2 BR) |
| Unit 2 | \$1250 (65-2 - 2 BR) |
| Unit 3 | \$1010 (69-1 - 1 BR) |
| Unit 4 | \$1230 (69-2 - 1 BR) |
| Unit 5 | \$1000 (69-3 - Studio) |
| Unit 6 | \$900 (69-4 - Studio) |
| Unit 7 | \$1425 (69-5 - 2 BR) |
| AVERAGE RENT PER UNIT | \$1,161 |
| AVERAGE RENT PER BEDROOM | \$813 |
| GROSS MONTHLY INCOME | \$8,130 |
| ANNUAL INCOME | \$97,560 |
| <u>ANNUAL EXPENSES</u> | |
| Property Taxes | \$16,349 |
| Insurance | \$2,038 |
| Trash Expense | \$1,819 |
| Heat & Hot Water | tenants |
| Hot Water Tank Rental | owned |
| Electric | tenants |
| Snow/Landscaping | \$863 |
| Water/Sewer | \$4,378 |
| Maintenance* | \$3,000 |
| City Inspection | \$770 |
| TOTAL ANNUAL EXPENSES | \$29,217 |
| NET OPERATING INCOME | \$68,343 |
| EXPENSE RATIO | 29.95% |
| CAP RATE | 7.64% |
| *Estimated | |
| The above information is deemed reliable but is not guaranteed - some figures may be estimated | |