

## Income and Expenses for 440-442 Colchester Ave



Address	440-442 Colchester Ave CURRENT	440-442 Colchester Ave PROJECTIONS
LIST PRICE	\$365,000	\$365,000
LOT SIZE	0.09	0.09
ZONING	RL	RL
YEAR BUILT	1869	1869
FINISHED SF ABOVE GRADE	1,386	1,386
METERS (ELECTRIC / GAS)	3/1	3/1
<b>PRICE PER SQUARE FOOT</b>	<b>\$263</b>	<b>\$263</b>
# UNITS	2	2
<b>PRICE PER UNIT</b>	<b>\$182,500</b>	<b>\$182,500</b>
# BEDROOMS	4	4
<b>PRICE PER BEDROOM</b>	<b>\$91,250</b>	<b>\$91,250</b>
Unit 1	\$1100 (1 BR)	\$1,400 (1 BR)
Unit 2	\$1060 (1 BR)	\$1,400 (1 BR)
<b>AVERAGE RENT PER UNIT</b>	<b>\$1,080</b>	<b>\$1,400</b>
<b>AVERAGE RENT PER BEDROOM</b>	<b>\$540</b>	<b>\$700</b>
<b>GROSS MONTHLY INCOME</b>	<b>\$2,160</b>	<b>\$2,800</b>
<b>ANNUAL INCOME</b>	<b>\$25,920</b>	<b>\$33,600</b>
<b>ANNUAL EXPENSES</b>		
Property Taxes	\$5,754	\$5,754
Insurance	\$1,045	\$1,045
Trash Expense	\$600 (estimated)	\$600 (estimated)
Heat & Hot Water	\$940	\$940
Hot Water Tank Rental	owned	tenants
Electric	\$458	\$458
Snow/Landscaping*	\$500 (estimated)	\$500 (estimated)
Water/Sewer	\$398	\$398
Maintenance*	\$1,000 (estimated)	\$1,000 (estimated)
City Inspection	\$220	\$220
<b>TOTAL ANNUAL EXPENSES</b>	<b>\$10,915</b>	<b>\$10,915</b>
<b>NET OPERATING INCOME</b>	<b>\$15,005</b>	<b>\$22,685</b>
<b>EXPENSE RATIO</b>	<b>42.11%</b>	<b>32.49%</b>
<b>CAP RATE</b>	<b>4.11%</b>	<b>6.22%</b>

\*Estimated

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