

Income and Expenses for 120 Colchester Ave



Address	120 Colchester Ave (Current)	120 Colchester Ave (June 22 - May 23 2022)
LIST PRICE	\$1,100,000	\$1,100,000
LOT SIZE	0.07	0.07
ZONING	I	I
YEAR BUILT	1899	1899
FINISHED SF ABOVE GRADE	3,195	3,195
PRICE PER SQUARE FOOT	\$344	\$344
# UNITS	4	4
PRICE PER UNIT	\$275,000	\$275,000
# BEDROOMS	8	8
PRICE PER BEDROOM	\$137,500	\$137,500
Unit 1	\$1300 (1 BR)	\$1350 (1 BR)
Unit 2	\$1300 (1 BR)	\$1350 (1 BR)
Unit 3	\$2300 (3 BR)	\$2350 (3 BR)
Unit 4	\$2200 (3 BR)	\$2200 (3 BR)
AVERAGE RENT PER UNIT	\$1,775	\$1,813
AVERAGE RENT PER BEDROOM	\$888	\$906
GROSS MONTHLY INCOME	\$7,100	\$7,250
ANNUAL INCOME	\$85,200	\$87,000
ANNUAL EXPENSES		
Property Taxes	\$16,100	\$16,100
Insurance	\$2,315	\$2,315
Trash Expense	\$658	\$658
Heat & Hot Water	tenants	tenants
Hot Water Tank Rental	owned	owned
Electric	tenants	tenants
Snow/Landscaping*	\$1,000	\$1,000
Water/Sewer	\$1,654	\$1,654
Maintenance*	\$2,000	\$2,000
City Inspection	\$440	\$440
TOTAL ANNUAL EXPENSES	\$24,167	\$24,167
NET OPERATING INCOME	\$61,033	\$62,833
EXPENSE RATIO	28.37%	27.78%

*Estimated

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