

## Income and Expenses for 120 Colchester Ave



Address	120 Colchester Ave (Current)	120 Colchester Ave (06/01/2022 - 05/24/2023)
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
<b>PRICE PER SQUARE FOOT</b>	<b>\$344</b>	<b>\$344</b>
# UNITS	4	4
<b>PRICE PER UNIT</b>	<b>\$275,000</b>	<b>\$275,000</b>
# BEDROOMS	8	8
<b>PRICE PER BEDROOM</b>	<b>\$137,500</b>	<b>\$137,500</b>
Unit 1 (10/01/2021 - 05/24/2022)	\$1300 (1 BR)	\$1350 (1 BR)
Unit 2 (06/01/2021 - 05/24/2022)	\$1300 (1 BR)	\$1350 (1 BR)
Unit 3 (06/01/2021 - 05/24/2022)	\$2300 (3 BR)	\$2350 (3 BR)
Unit 4 (06/01/2021 - 05/24/2022)	\$2200 (3 BR)	\$2250 (3 BR)
<b>AVERAGE RENT PER UNIT</b>	<b>\$1,775</b>	<b>\$1,825</b>
<b>AVERAGE RENT PER BEDROOM</b>	<b>\$888</b>	<b>\$913</b>
<b>GROSS MONTHLY INCOME</b>	<b>\$7,100</b>	<b>\$7,300</b>
<b>ANNUAL INCOME</b>	<b>\$85,200</b>	<b>\$87,600</b>
<b>ANNUAL EXPENSES</b>		
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
<b>TOTAL ANNUAL EXPENSES</b>	<b>\$24,167</b>	<b>\$24,167</b>
<b>NET OPERATING INCOME</b>	<b>\$61,033</b>	<b>\$63,433</b>
<b>EXPENSE RATIO</b>	<b>28.37%</b>	<b>27.59%</b>

\*Estimated

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