

## Income and Expenses for 67-69 George Street



|                                 | 67-69 George St | 67-69 George St Projections |
|---------------------------------|-----------------|-----------------------------|
| <b>LIST PRICE</b>               | \$430,000       | \$430,000                   |
| <b>LOT SIZE</b>                 | 0.077           | 0.077                       |
| <b>ZONING</b>                   | RH              | RH                          |
| <b>YEAR BUILT</b>               | 1899            | 1899                        |
| <b>FINISHED SF ABOVE GRADE</b>  | 2,052           | 2,052                       |
| <b>METERS (ELECTRIC / GAS)</b>  | 3/2             | 3/2                         |
| <b>PRICE PER SQUARE FOOT</b>    | \$210           | \$210                       |
| <b># UNITS</b>                  | 3               | 3                           |
| <b>PRICE PER UNIT</b>           | \$143,333       | \$143,333                   |
| <b># BEDROOMS</b>               | 5               | 5                           |
| <b>PRICE PER BEDROOM</b>        | \$86,000        | \$86,000                    |
| Unit 67 (7/1/2021 - 6/30/2022)  | \$885 (1 BR)    | \$1150 (1 BR)               |
| Unit 67 1/2 (mon-mon)           | \$850 (1 BR)    | \$1150 (1 BR)               |
| Unit 69 (mon-mon)               | \$1600 (3 BR)   | \$1800 (3 BR)               |
| <b>AVERAGE RENT PER UNIT</b>    | \$1,112         | \$1,367                     |
| <b>AVERAGE RENT PER BEDROOM</b> | \$667           | \$820                       |
| <b>GROSS MONTHLY INCOME</b>     | \$3,335         | \$4,100                     |
| <b>ANNUAL INCOME</b>            | \$40,020        | \$49,200                    |
| <b>ANNUAL EXPENSES</b>          |                 |                             |
| Property Taxes                  | \$7,980         | \$7,980                     |
| Insurance                       | \$1,902         | \$1,902                     |
| Trash Expense                   | \$843           | \$843                       |
| Heat & Hot Water                | tenants         | tenants                     |
| Hot Water Tank Rental           | \$192           | \$192                       |
| Electric                        | tenants         | tenants                     |
| Snow/Landscaping*               | \$500           | \$500                       |
| Water/Sewer                     | \$1,114         | \$1,114                     |
| Maintenance*                    | \$2,000         | \$2,000                     |
| City Inspection                 | \$330           | \$330                       |
| <b>TOTAL ANNUAL EXPENSES</b>    | \$14,861        | \$14,861                    |
| <b>NET OPERATING INCOME</b>     | \$25,159        | \$34,339                    |
| <b>EXPENSE RATIO</b>            | 37.13%          | 30.21%                      |
| <b>CAP RATE</b>                 | 5.85%           | 7.99%                       |

\*Estimated

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