

## Income and Expenses for 71-73 George Street



	71-73 George St	71-73 George St Projections
LIST PRICE	\$470,000	\$470,000
LOT SIZE	0.06	0.06
ZONING	RH	RH
YEAR BUILT	1899	1899
FINISHED SF ABOVE GRADE	1,946	1,946
METERS (ELECTRIC / GAS)	4/2	4/2
<b>PRICE PER SQUARE FOOT</b>	<b>\$242</b>	<b>\$242</b>
# UNITS	4	4
<b>PRICE PER UNIT</b>	<b>\$117,500</b>	<b>\$117,500</b>
# BEDROOMS	4	4
<b>PRICE PER BEDROOM</b>	<b>\$117,500</b>	<b>\$117,500</b>
Unit 49 (mon-mon)	\$775 (1 BR)	\$1100 (1 BR)
Unit 71	\$1100 (1 BR proj. vacant)	\$1,100 (1 BR)
Unit 71 1/2 (mon-mon)	\$825 (1 BR)	\$1000 (1 BR)
Unit 73 (mon-mon)	\$1000 (1 BR)	\$1100 (1 BR)
<b>AVERAGE RENT PER UNIT</b>	<b>\$925</b>	<b>\$1,075</b>
<b>AVERAGE RENT PER BEDROOM</b>	<b>\$925</b>	<b>\$1,075</b>
<b>GROSS MONTHLY INCOME</b>	<b>\$3,700</b>	<b>\$4,300</b>
<b>ANNUAL INCOME</b>	<b>\$44,400</b>	<b>\$51,600</b>
<b>ANNUAL EXPENSES</b>		
Property Taxes	\$10,144	\$10,144
Insurance	\$1,902	\$1,902
Trash Expense	\$843	\$843
Heat & Hot Water	\$983	\$983
Hot Water Tank Rental	\$180	\$180
Electric	tenants	tenants
Snow/Landscaping*	\$500	\$500
Water/Sewer	\$1,660	\$1,660
Maintenance*	\$2,000	\$2,000
City Inspection	\$440	\$440
<b>TOTAL ANNUAL EXPENSES</b>	<b>\$18,652</b>	<b>\$18,652</b>
<b>NET OPERATING INCOME</b>	<b>\$25,748</b>	<b>\$32,948</b>
<b>EXPENSE RATIO</b>	<b>42.01%</b>	<b>36.15%</b>
<b>CAP RATE</b>	<b>5.48%</b>	<b>7.01%</b>

\*Estimated

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