

Income and Expenses for 10 Dans Court



| 10 Dans Court | |
|---|-----------------|
| LIST PRICE | \$509,000 |
| LOT SIZE | 0.071 |
| ZONING | RL |
| YEAR BUILT | 1948 |
| FINISHED SF ABOVE GRADE | 1,889 |
| PRICE PER SQUARE FOOT | \$269 |
| # UNITS | 2 |
| PRICE PER UNIT | \$254,500 |
| # BEDROOMS | 5 |
| PRICE PER BEDROOM | \$101,800 |
| Unit 1 (06/01/2021 - 05/29/2023) | \$3,200 (4 BR) |
| Unit 2 (06/01/2021 - 5/30/2022) | \$950 (1 BR) |
| AVERAGE RENT PER UNIT | \$2,075 |
| AVERAGE RENT PER BEDROOM | \$830 |
| GROSS MONTHLY INCOME | \$4,150 |
| ANNUAL INCOME | \$49,800 |
| <u>ANNUAL EXPENSES</u> | |
| Property Taxes | \$10,659 |
| Insurance | \$2,200 |
| Trash Expense* | \$600 |
| Heat & Hot Water | Tenants Pay |
| Hot Water Tank Rental | Owned |
| Electric | Tenants Pay |
| Snow/Landscaping* | \$500 |
| Water/Sewer | \$1,490 |
| Maintenance* | \$1,000 |
| City Inspection | \$220 |
| TOTAL ANNUAL EXPENSES | \$16,670 |
| NET OPERATING INCOME | \$33,130 |
| EXPENSE RATIO | 33.47% |
| CAP RATE | 6.51% |

*Estimated

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