Income and Expenses for 282 Pearl Street

	282 Pearl Street
LIST PRICE	$690,000
LOT SIZE	0.06
ZONING	RM
YEAR BUILT	1899
FINISHED SF ABOVE GRADE	2,220
METERS (ELECTRIC / GAS)	3/3
PRICE PER SQUARE FOOT	*$311*
# UNITS	3
PRICE PER UNIT	*$230,000*
# BEDROOMS	8
PRICE PER BEDROOM	*$86,250*
282 Pearl (5/26/21-5/25/22 $3,025) (6/1/22-5/25/23 $3400)	$3,400 (4 BR)
4 Greene (6/1/21-5/25/22 $1,900) (6/1/22-5/25/23 $1,950)	$1,950 (3 BR)
2 Greene (6/1/21-5/25/22 $985) (6/1/22-5/25/23 $1,050)	$1,050 (Studio)
AVERAGE RENT PER UNIT	*$2,133*
AVERAGE RENT PER BEDROOM	*$800*
GROSS MONTHLY INCOME	***$6,400***
ANNUAL INCOME	***$76,800***
ANNUAL EXPENSES	
Property Taxes	$14,009
Insurance	$3,636
Trash Expense	$2,510
Heat & Hot Water	tenants
Hot Water Tank Rental	$578
Electric	tenants
Snow/Landscaping	$655
Water/Sewer	$1,502
Maintenance*	$1,500 (est exp)
City Inspection	$330
TOTAL ANNUAL EXPENSES	*$24,720*
NET OPERATING INCOME	***$52,080***
EXPENSE RATIO	*32.19%*
CAP RATE	***7.55%***

**Estimated | Income generated from 2022-2023 rents*

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