

Income and Expenses for 25 Intervale Ave



25 Intervale Ave

25 Intervale Ave Projections

LIST PRICE	\$550,000	\$550,000
LOT SIZE	0.047	0.047
ZONING	RM	RM
YEAR BUILT	1920	1920
FINISHED SF ABOVE GRADE	1,902	1,902
METERS (ELECTRIC / GAS)	5/4	5/4
PRICE PER SQUARE FOOT	\$289	\$289
# UNITS	4	4
PRICE PER UNIT	\$137,500	\$137,500
# BEDROOMS	4	4
PRICE PER BEDROOM	\$137,500	\$137,500
Unit 1 (until 8/31/2022)	\$950 (1 BR)	\$1,200 (1 BR)
Unit 2 (until 6/30/2022)	\$930 (1 BR)	\$1,200 (1 BR)
Unit 3 (until 6/30/2022)	\$970 (1 BR)	\$1,200 (1 BR)
Unit 4 (until 8/31/2022)	\$875 (Studio)	\$1,100 (Studio)
AVERAGE RENT PER UNIT	\$931	\$1,175
AVERAGE RENT PER BEDROOM	\$931	\$1,175
GROSS MONTHLY INCOME	\$3,725	\$4,700
ANNUAL INCOME	\$44,700	\$56,400
ANNUAL EXPENSES		
Property Taxes	\$10,307	\$10,307
Insurance*	\$1,540	\$1,540
Trash Expense	\$900	\$900
Heat & Hot Water	tenants	tenants
Hot Water Tank Rental	owned	owned
Electric	\$420	\$420
Snow/Landscaping	tenants	tenants
Water/Sewer	\$1,266	\$1,266
Maintenance*	\$2,000	\$2,000
City Inspection	\$440	\$440
TOTAL ANNUAL EXPENSES	\$16,873	\$16,873
NET OPERATING INCOME	\$27,827	\$39,527
EXPENSE RATIO	37.75%	29.92%
CAP RATE	5.06%	7.19%

*Estimated

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