

Income and Expenses for 33 Buell Street



	33 Buell Street	PROJECTIONS FOR 33 Buell Street
LIST PRICE	\$650,000	\$650,000
LOT SIZE	0.09	0.09
ZONING	RH	RH
YEAR BUILT	1899	1899
FINISHED SF ABOVE GRADE	3,108	3,108
METERS (ELECTRIC / GAS)	5/5	5/5
PRICE PER SQUARE FOOT	\$209	\$209
# UNITS	4	4
PRICE PER UNIT	\$162,500	\$162,500
# BEDROOMS	4	4
PRICE PER BEDROOM	\$162,500	\$162,500
Unit 1 (2/1/2022 - 1/31/2023)	\$1250 (1 BR)	\$1400 (1 BR)
Unit 2 (month - month)	\$1100 (1+ BR)	\$1600 (1+ BR)
Unit 3 (12/1/2021 - 11/30/2022)	\$1400 (1 BR)	\$1500 (1 BR)
Unit 4 (month - month)	\$1100 (1 BR)	\$1500 (1 BR)
AVERAGE RENT PER UNIT	\$1,213	\$1,500
AVERAGE RENT PER BEDROOM	\$1,213	\$1,500
GROSS MONTHLY INCOME	\$4,850	\$6,000
ANNUAL INCOME	\$58,200	\$72,000
ANNUAL EXPENSES		
Property Taxes	\$10,985	\$10,985
Insurance	\$1,800	\$1,800
Trash Expense	\$600	\$600
Heat	\$3,061	\$3,061
Hot Water Tank Rental	owned	owned
Electric	\$360	\$360
Snow/Landscaping*	\$500 (est. exp.)	\$500 (est. exp.)
Water/Sewer^	\$1200 (est. exp.)	\$1200 (est. exp.)
Maintenance*	\$1500 (est. exp.)	\$1500 (est. exp.)
City Inspection	\$440	\$440
TOTAL ANNUAL EXPENSES	\$20,446	\$20,446
NET OPERATING INCOME	\$37,754	\$51,554
EXPENSE RATIO	35.13%	28.40%
CAP RATE	5.81%	7.93%

*Estimated ^leak-last 12 month total \$5,199

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