

Income and Expenses for 186 Pine Street



186 Pine St.

LIST PRICE	\$695,000
LOT SIZE	0.13
ZONING	RH
YEAR BUILT	1930
FINISHED SF ABOVE GRADE	2560
METERS (ELECTRIC / GAS)	4/3
PRICE PER SQUARE FOOT	\$271
# UNITS	3
PRICE PER UNIT	\$231,667
# BEDROOMS	6
PRICE PER BEDROOM	\$115,833
Unit 1 (6/1/2022 - 5/28/2023)	\$2800 (4 BR)
Unit 2	\$1275 (1 BR)
Unit 3 (11/1/2022 - 10/31/2023)	\$1450 (1 BR)
AVERAGE RENT PER UNIT	\$1,842
AVERAGE RENT PER BEDROOM	\$921
GROSS MONTHLY INCOME	\$5,525
ANNUAL INCOME	\$66,300
<u>ANNUAL EXPENSES</u>	
Property Taxes	\$9,971
Insurance	\$2,481
Trash Expense	\$1,665
Heat	tenants
Hot Water Tank Rental	owned
Electric	\$335
Snow(Driveway shared with neighbor)	\$350
Water/Sewer	\$1,419
Maintenance*	\$1,500
City Inspection	\$330
TOTAL ANNUAL EXPENSES	\$18,051
NET OPERATING INCOME	\$48,249
EXPENSE RATIO	27.23%
CAP RATE	6.94%

**Estimated*

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