

Income and Expenses for 37 Malletts Bay Ave



37 Malletts Bay Avenue	
LIST PRICE	\$299,000
LOT SIZE	0.17
ZONING	Gateway
YEAR BUILT	1890
FINISHED SF ABOVE GRADE	1,452
PRICE PER SQUARE FOOT	\$206
# UNITS	2
PRICE PER UNIT	\$149,500
# BEDROOMS	3
PRICE PER BEDROOM	\$99,667
37 (month to month)	\$1,400 (2 BR)
37 1/2 (Vacant)	\$1,150 (1 BR-est vacant)
AVERAGE RENT PER UNIT	\$1,275
AVERAGE RENT PER BEDROOM	\$850
GROSS MONTHLY INCOME	\$2,550
ANNUAL INCOME	\$30,600
<u>ANNUAL EXPENSES</u>	
Property Taxes	\$5,740
Insurance	\$976
Trash Expense	\$1,140
Heat & Hot Water	tenants
Hot Water Tank Rental	unknown
Electric	tenants
Snow/Landscaping*	\$500 (Estimated)
Water/Sewer	\$1,247
Maintenance*	\$1,000 (Estimated)
City Inspection	\$200
TOTAL ANNUAL EXPENSES	\$10,803
NET OPERATING INCOME	\$19,797
EXPENSE RATIO	35.30%
CAP RATE	6.62%
*Estimated	
The above information is deemed reliable but is not guaranteed - some figures may be estimated	