

Income and Expenses for 33 Malletts Bay Ave



33 Malletts Bay Avenue

LIST PRICE	\$665,000
LOT SIZE	0.17
ZONING	Gateway
YEAR BUILT	1899
FINISHED SF ABOVE GRADE	3,800
<i>PRICE PER SQUARE FOOT</i>	<i>\$175</i>
# UNITS	5
<i>PRICE PER UNIT</i>	<i>\$133,000</i>
# BEDROOMS	10
<i>PRICE PER BEDROOM</i>	<i>\$66,500</i>
33 A (month to month)	\$1,440 (2 BR)
33 B (10/1/2022 - 3/25/23)	\$1,450 (2 BR)
33 C (11/1/21 - 10/21/22) rent increasing to \$1,520-1/1/23	\$1,490 (2 BR)
33 D (month to month)	\$1,425 (2 BR)
33 E (Vacant)	\$1,450 (2 BR-est vacant)
<i>AVERAGE RENT PER UNIT</i>	<i>\$1,451</i>
<i>AVERAGE RENT PER BEDROOM</i>	<i>\$726</i>
<i>GROSS MONTHLY INCOME</i>	<i>\$7,255</i>
<i>ANNUAL INCOME</i>	<i>\$87,060</i>
<u>ANNUAL EXPENSES</u>	
Property Taxes	\$11,162
Insurance	\$2,317
Trash Expense	\$2,312
Heat & Hot Water	\$525
Hot Water Tank Rental	unknown
Electric	tenants
Snow/Landscaping*	\$830
Water/Sewer	\$3,148
Maintenance*	\$2,500 (Estimated)
City Inspection	\$500
<i>TOTAL ANNUAL EXPENSES</i>	<i>\$23,294</i>
<i>NET OPERATING INCOME</i>	<i>\$63,766</i>
<i>EXPENSE RATIO</i>	<i>26.76%</i>
<i>CAP RATE</i>	<i>9.59%</i>

**Estimated*

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