

## Income and Expenses for 24-28 Orchard Terrace



	24-28 Orchard Terrace 6/1/2023 - 5/31/2024	24-28 Orchard Terrace Current until 5/31/2023
LIST PRICE	\$1,450,000	\$1,450,000
LOT SIZE	0.12	0.12
ZONING	RH	RH
YEAR BUILT	1899	1899
FINISHED SF ABOVE GRADE	3,398	3,398
<b>PRICE PER SQUARE FOOT</b>	<b>\$427</b>	<b>\$427</b>
# UNITS	4	4
<b>PRICE PER UNIT</b>	<b>\$362,500</b>	<b>\$362,500</b>
# BEDROOMS	12	12
<b>PRICE PER BEDROOM</b>	<b>\$120,833</b>	<b>\$120,833</b>
24 Orchard Terr	\$4000 (4 BR)	\$3600 (4 BR)
26 Orchard Terr	\$2900 (3 BR)	\$2400 (3 BR)
28 Orchard Terr	\$1600 (1 BR)	\$1600 (1 BR)
28 B Orchard Terr	\$3800 (4 BR)	\$3400 (4 BR)
Laundry	\$50 (Laundry)	\$50 (Laundry)
<b>AVERAGE RENT PER UNIT</b>	<b>\$3,088</b>	<b>\$2,763</b>
<b>AVERAGE RENT PER BEDROOM</b>	<b>\$1,029</b>	<b>\$921</b>
<b>GROSS MONTHLY INCOME</b>	<b>\$12,350</b>	<b>\$11,050</b>
<b>ANNUAL INCOME</b>	<b>\$148,200</b>	<b>\$132,600</b>
<b>ANNUAL EXPENSES</b>		
Property Taxes	\$23,657	\$23,657
Insurance	\$4,476	\$4,476
Trash Expense	\$1,818	\$1,818
Heat & Hot Water	\$838	\$838
Hot Water Tank Rental (rented in 2 units)	\$372	\$372
Electric*	\$200	\$200
Landscaping*	\$150	\$150
Water/Sewer	\$3,826	\$3,826
Maintenance*	\$2,400	\$2,400
City Inspection	\$440	\$440
<b>TOTAL ANNUAL EXPENSES</b>	<b>\$38,177</b>	<b>\$38,177</b>
<b>NET OPERATING INCOME</b>	<b>\$110,023</b>	<b>\$94,423</b>
<b>EXPENSE RATIO</b>	<b>25.76%</b>	<b>28.79%</b>
<b>CAP RATE</b>	<b>7.59%</b>	<b>6.51%</b>

\*Estimated

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