

Income and Expenses for 65-67 Park Street



65-67 Park Street Current	
LIST PRICE	\$499,000
LOT SIZE	0.06
ZONING	RM
YEAR BUILT	1899
FINISHED SQFT.	1,742
METERS (ELECTRIC / GAS)	2/2
PRICE PER SQUARE FOOT	\$286
# UNITS	2
PRICE PER UNIT	\$249,500
# BEDROOMS	5
PRICE PER BEDROOM	\$99,800
65 Park - currently vacant	\$2,700 (3 BR)
67 Park	\$1,750 (2 BR)
AVERAGE RENT PER UNIT	\$2,225
AVERAGE RENT PER BEDROOM	\$890
GROSS MONTHLY INCOME	\$4,450
ANNUAL INCOME	\$53,400
<u>ANNUAL EXPENSES</u>	
Property Taxes	\$8,636
Insurance*	\$1,925
Trash Expense*	\$600
Heat & Hot Water	tenants
Hot Water Tank Rental	owned
Electric	tenants
Snow/Landscaping*	\$500
Water/Sewer	\$1,219
Maintenance*	\$1,000
City Inspection	\$220
TOTAL ANNUAL EXPENSES	\$14,101
NET OPERATING INCOME	\$39,299
EXPENSE RATIO	26.41%
CAP RATE	7.88%

*Estimated

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