

Income and Expenses for 71 Hungerford



	71 Hungerford Terrace	71 Hungerford Terrace PROJECTIONS
LIST PRICE	\$857,000	\$857,000
LOT SIZE	0.11	0.11
ZONING	RH	RH
YEAR BUILT	1915	1915
FINISHED SQFT.	3,066	3,066
PRICE PER SQUARE FOOT	\$280	\$280
# UNITS	2	2
PRICE PER UNIT	\$428,500	\$428,500
# BEDROOMS	8	8
PRICE PER BEDROOM	\$107,125	\$107,125
#71 Hungerford (6/1/2023-5/24/2024)	\$3,400 (4 BR)	\$4,000 (4 BR)
#41 Bradley (6/1/2023-5/24/2024)	\$3,600 (4 BR)	\$4,000 (4 BR)
AVERAGE RENT PER UNIT	\$3,500	\$4,000
AVERAGE RENT PER BEDROOM	\$875	\$1,000
GROSS MONTHLY INCOME	\$7,000	\$8,000
ANNUAL INCOME	\$84,000	\$96,000
ANNUAL EXPENSES		
Property Taxes	\$17,338	\$17,338
Insurance	\$2,746	\$2,746
Trash Expense	\$2,053	\$2,053
Heat & Hot Water	\$384	\$384
Hot Water Tank Rental	owned	owned
Electric	\$578	\$578
Snow/Landscaping*	\$925	\$925
Water/Sewer	\$1,622	\$1,622
Maintenance*	\$1,000 (estimated)	\$1,000 (estimated)
City Inspection	\$220	\$220
TOTAL ANNUAL EXPENSES	\$26,866	\$26,866
NET OPERATING INCOME	\$57,134	\$69,134
EXPENSE RATIO	31.98%	27.99%
CAP RATE	6.67%	8.07%

*Estimated

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