

Income and Expenses for 16-18 Loomis Street



| | 16-18 Loomis Street current | 16-18 Loomis Street projected |
|---|--------------------------------|----------------------------------|
| LIST PRICE | \$1,175,000 | \$1,175,000 |
| LOT SIZE | 0.176 | 0.176 |
| ZONING | RM | RM |
| YEAR BUILT | 1920 | 1920 |
| FINISHED SQFT. | 3,531 | 3,531 |
| METERS (ELECTRIC / GAS) | 8/8 | 8/8 |
| PRICE PER SQUARE FOOT | \$333 | \$333 |
| # UNITS | 7 | 7 |
| PRICE PER UNIT | \$167,857 | \$167,857 |
| # BEDROOMS | 7 | 7 |
| PRICE PER BEDROOM | \$167,857 | \$167,857 |
| Unit 1 (month - month) | \$875 (1 BR) | \$1,400 (1 BR) |
| Unit 2 (month - month) | \$1,000 (1+ BR) | \$1,550 (1+ BR) |
| Unit 3 (month - month) | \$800 (Studio) | \$1,250 (Studio) |
| Unit 4 (until 8/1/2024) | \$900 (1 BR) | \$1,400 (1 BR) |
| Unit 5 (month - month) | \$900 (1 BR) | \$1,500 (1 BR) |
| Unit 6 (month - month) | \$900 (1 BR) | \$1,500 (1 BR) |
| Unit 7 (month - month) | \$900 (1 BR) | \$1,400 (1 BR) |
| AVERAGE RENT PER UNIT | \$896 | \$1,429 |
| AVERAGE RENT PER BEDROOM | \$896 | \$1,429 |
| GROSS MONTHLY INCOME | \$6,275 | \$10,000 |
| ANNUAL INCOME | \$75,300 | \$120,000 |
| ANNUAL EXPENSES | | |
| Property Taxes | \$14,607 | \$14,607 |
| Insurance | \$2,342 | \$2,342 |
| Trash Expense | \$2,100 (estimated) | \$2,100 (estimated) |
| VGS Hot Water (tenants pay heat) | \$1,060 | \$1,060 |
| Hot Water Tank Rental | owned | owned |
| Electric | \$600 (estimated) | \$600 (estimated) |
| Snow/Landscaping | \$1,750 (estimated) | \$1,750 (estimated) |
| Water/Sewer | \$3,455 | \$3,455 |
| Maintenance | \$3,000 (estimated) | \$3,000 (estimated) |
| City Inspection | \$770 | \$770 |
| TOTAL ANNUAL EXPENSES | \$29,683 | \$29,683 |
| NET OPERATING INCOME | \$45,617 | \$90,317 |
| EXPENSE RATIO | 39.42% | 24.74% |
| CAP RATE | 3.88% | 7.69% |
| <i>*Estimated</i> | | |
| <i>The above information is deemed reliable but is not guaranteed - some figures may be estimated</i> | | |