

## Income and Expenses



	51 Loomis Street Current Rents	51 Loomis Street June 1, 2024-May 31, 2025	51 Loomis Projected Rents
SALE PRICE	\$1,100,000	\$1,100,000	\$1,100,000
LOT SIZE	0.11	0.11	0.11
ZONING	RM	RM	RM
YEAR BUILT	1899	1899	1899
FINISHED SF ABOVE GRADE	3,140	3,140	3,140
METERS (ELECTRIC / GAS)	4/3	4/3	4/3
<b>PRICE PER SQUARE FOOT</b>	<b>\$350</b>	<b>\$350</b>	<b>\$350</b>
# UNITS	3	3	3
<b>PRICE PER UNIT</b>	<b>\$366,667</b>	<b>\$366,667</b>	<b>\$366,667</b>
# BEDROOMS	10	10	10
<b>PRICE PER BEDROOM</b>	<b>\$110,000</b>	<b>\$110,000</b>	<b>\$110,000</b>
Unit 1	\$2,940 (4 BR)	\$3,200 (4 BR)	\$3,600 (4 BR)
Unit 2	\$3675 (5 BR)	\$4000 (5 BR)	\$4500 (5 BR)
Unit 3	\$1,400 (1 BR)	\$1,500 (1 BR)	\$1,600 (1 BR)
<b>AVERAGE RENT PER UNIT</b>	<b>\$2,672</b>	<b>\$2,900</b>	<b>\$3,233</b>
<b>AVERAGE RENT PER BEDROOM</b>	<b>\$802</b>	<b>\$870</b>	<b>\$970</b>
<b>GROSS MONTHLY INCOME</b>	<b>\$8,015</b>	<b>\$8,700</b>	<b>\$9,700</b>
<b>ANNUAL INCOME</b>	<b>\$96,180</b>	<b>\$104,400</b>	<b>\$116,400</b>
<b>ANNUAL EXPENSES</b>			
Property Taxes	\$16,483	\$16,483	\$16,483
Insurance	\$2,300	\$2,300	\$2,300
Trash Expense	\$1,180	\$1,180	\$1,180
Heat & Hot Water	\$2,700	\$2,700	\$2,700
Hot Water Tank Rental	owned	owned	owned
Electric	\$360	\$360	\$360
Snow/Landscaping*	\$500	\$500	\$500
Water/Sewer	\$2,200	\$2,200	\$2,200
Maintenance*	\$2,000	\$2,000	\$2,000
City Inspection	\$330	\$330	\$330
<b>TOTAL ANNUAL EXPENSES</b>	<b>\$28,053</b>	<b>\$28,053</b>	<b>\$28,053</b>
<b>NET OPERATING INCOME</b>	<b>\$68,127</b>	<b>\$76,347</b>	<b>\$88,347</b>
<b>EXPENSE RATIO</b>	<b>29.17%</b>	<b>26.87%</b>	<b>24.10%</b>
<b>CAP RATE</b>	<b>6.19%</b>	<b>6.94%</b>	<b>8.03%</b>
*Estimated			
The above information is deemed reliable but is not guaranteed - some figures may be estimated			