

## Income and Expenses for 22 Orchard Terrace



**22 Orchard Terrace**  
**6/1/2024 - 5/25/2025**

<b>LIST PRICE</b>	\$769,000
<b>LOT SIZE</b>	0.108
<b>ZONING</b>	RH
<b>YEAR BUILT</b>	1899
<b>FINISHED SQFT.</b>	2,434
<b>METERS (ELECTRIC / GAS)</b>	2/2
<b>PRICE PER SQUARE FOOT</b>	<b>\$316</b>
<b># UNITS</b>	2
<b>PRICE PER UNIT</b>	<b>\$384,500</b>
<b># BEDROOMS</b>	6
<b>PRICE PER BEDROOM</b>	<b>\$128,167</b>
Unit 1 (3 BR 1.5 Bath)	\$3,000 (3 BR)
Unit 2 (3 BR)	\$3,200 (3 BR)
	\$50 (Laundry)
	\$200 (Garage-projected)
<b>AVERAGE RENT PER UNIT</b>	<b>\$3,225</b>
<b>AVERAGE RENT PER BEDROOM</b>	<b>\$1,075</b>
<b>GROSS MONTHLY INCOME</b>	<b>\$6,450</b>
<b>ANNUAL INCOME</b>	<b>\$77,400</b>
<b><u>ANNUAL EXPENSES</u></b>	
Property Taxes	\$13,703
Insurance*	\$2,000 (estimated)
Trash Expense*	\$600 (estimated)
Heat & Hot Water	tenants
Hot Water Tank Rental	\$432
Electric	Tenants
Snow/Landscaping*	\$500 (estimated)
Water/Sewer	\$1,230
Maintenance*	\$1,000 (estimated)
City Inspection	\$220
<b>TOTAL ANNUAL EXPENSES</b>	<b>\$19,685</b>
<b>NET OPERATING INCOME</b>	<b>\$57,715</b>
<b>EXPENSE RATIO</b>	<b>25.43%</b>
<b>CAP RATE</b>	<b>7.51%</b>

\*Estimated

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