

## Income and Expenses for 70 Railroad Street



	70 Railroad Street Current	70 Railroad Street Projected
LIST PRICE	\$299,000	\$299,000
SALE PRICE	\$299,000	\$299,000
LOT SIZE	0.53	0.53
ZONING	Res	Res
YEAR BUILT	1850	1850
FINISHED SQFT.	1,422	1,422
<b>PRICE PER SQUARE FOOT</b>	<b>\$210</b>	<b>\$210</b>
# UNITS	2	2
<b>PRICE PER UNIT</b>	<b>\$149,500</b>	<b>\$149,500</b>
# BEDROOMS	3	2
<b>PRICE PER BEDROOM</b>	<b>\$99,667</b>	<b>\$149,500</b>
Unit 1 (month - month)	\$1,400 (2 BR)	\$1,800 (2 BR)
Unit 2 (month - month)	\$800 (1 BR)	\$1000 (1 BR)
<b>AVERAGE RENT PER UNIT</b>	<b>\$1,100</b>	<b>\$1,400</b>
<b>AVERAGE RENT PER BEDROOM</b>	<b>\$733</b>	<b>\$1,400</b>
<b>GROSS MONTHLY INCOME</b>	<b>\$2,200</b>	<b>\$2,800</b>
<b>ANNUAL INCOME</b>	<b>\$26,400</b>	<b>\$33,600</b>
<b>ANNUAL EXPENSES</b>		
Property Taxes	\$4,528	\$4,528
Insurance	\$1,500 (estimated)	\$1,500 (estimated)
Trash Expense	\$720 (estimated)	\$720 (estimated)
Heat & Hot Water	tenants	tenants
Hot Water Tank Rental	owned	owned
Electric	tenants	tenants
Snow/Landscaping*	\$500 (estimated)	\$500 (estimated)
Water/Sewer	\$1,000 (estimated)	\$1,000 (estimated)
Maintenance*	\$1,000 (estimated)	\$1,000 (estimated)
<b>TOTAL ANNUAL EXPENSES</b>	<b>\$9,248</b>	<b>\$9,248</b>
<b>NET OPERATING INCOME</b>	<b>\$17,152</b>	<b>\$24,352</b>
<b>EXPENSE RATIO</b>	<b>35.03%</b>	<b>27.52%</b>
<b>CAP RATE</b>	<b>5.74%</b>	<b>8.14%</b>

\*Estimated

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