

# Income and Expenses for 28 Prospect St, Essex Jct.



	28 Prospect St Current Rents	28 Prospect St Projected
<b>LIST PRICE</b>	\$419,000	\$419,000
<b>LOT SIZE</b>	0.19	0.19
<b>ZONING</b>	R1	R1
<b>YEAR BUILT</b>	1955	1955
<b>FINISHED SQFT.</b>	1,326	1,326
<b>PRICE PER SQUARE FOOT</b>	\$316	\$316
<b># UNITS</b>	2	2
<b>PRICE PER UNIT</b>	\$209,500	\$209,500
<b># BEDROOMS</b>	3	3
<b>PRICE PER BEDROOM</b>	\$139,667	\$139,667
<b>Unit 1 (lease ends 9/30/24)</b>	\$1,500 (2 BR)	\$1,800 (1 BR)
<b>Unit 2 (month to month)</b>	\$750 (1 BR)	\$1,250 (1 BR)
<b>AVERAGE RENT PER UNIT</b>	\$1,125	\$1,525
<b>AVERAGE RENT PER BEDROOM</b>	\$750	\$1,017
<b>GROSS MONTHLY INCOME</b>	\$2,250	\$3,050
<b>ANNUAL INCOME</b>	\$27,000	\$36,600
<b>ANNUAL EXPENSES</b>		
<b>Property Taxes</b>	\$6,596	\$6,596
<b>Insurance</b>	\$1,080	\$1,080
<b>Trash Expense</b>	\$660	\$660
<b>Heat &amp; Hot Water</b>	tenants	tenants
<b>Hot Water Tank Rental</b>	owned	owned
<b>Electric</b>	tenants	tenants
<b>Snow/Landscaping*</b>	\$1,000 (estimated)	\$1,000 (estimated)
<b>Water/Sewer*</b>	\$1,000 (estimated)	\$1,000 (estimated)
<b>Maintenance*</b>	\$1,000 (estimated)	\$1,000 (estimated)
<b>TOTAL ANNUAL EXPENSES</b>	\$11,336	\$11,336
<b>NET OPERATING INCOME</b>	\$15,664	\$25,264
<b>EXPENSE RATIO</b>	41.98%	30.97%
<b>CAP RATE</b>	3.74%	6.03%

\*Estimated

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