

Income and Expenses 254 & 256-258 Pearl Street



	254 & 256-258 Pearl Street Portfolio	254 & 256-258 Pearl Street Portfolio Projected
LIST PRICE	\$1,398,000	\$1,398,000
SALE PRICE	\$1,398,000	\$1,398,000
LOT SIZE	0.315	0.315
ZONING	RM	RM
YEAR BUILT	1899/1920	1899/1920
FINISHED SQFT.	6,056	6,056
PRICE PER SQUARE FOOT	\$231	\$231
# UNITS	4	4
PRICE PER UNIT	\$349,500	\$349,500
# BEDROOMS	6	6
PRICE PER BEDROOM	\$233,000	\$233,000
256 Pearl Street (lease 3/21/28 +5 year option)	\$3,345 (Dentist [^])	\$3,345 (Comm.)
258 Pearl Street #1 (mth-mth)	\$1,300 (2 BR)	\$2,200 (2 BR)
258 Pearl Street #2 (mth-mth)	\$1,300 (2 BR)	\$2,200 (2 BR)
254 Pearl St (mth-mth)	\$2,900 (2 BR)	\$3,750 (2 BR)
AVERAGE RENT PER UNIT	\$2,211	\$2,874
AVERAGE RENT PER BEDROOM	\$1,474	\$1,916
GROSS MONTHLY INCOME	\$8,845	\$11,495
ANNUAL INCOME	\$106,140	\$137,940
ANNUAL EXPENSES		
Property Taxes	\$27,895	\$27,895
Insurance	\$4,800 (estimated)	\$4,800 (estimated)
Trash Expense	\$1,560	\$1,560
Heat & Hot Water	tenants	tenants
Hot Water Tank Rental	owned	owned
Electric	tenants	tenants
Snow/Landscaping	\$1,000 (estimated)	\$1,960
Water/Sewer	\$1,580	\$1,580 (estimated)
Maintenance	\$2,000 (estimated)	\$2,981
City Inspection	\$330	\$330
TOTAL ANNUAL EXPENSES	\$39,165	\$41,106
NET OPERATING INCOME	\$66,975	\$96,834
EXPENSE RATIO	36.90%	29.80%
CAP RATE	4.79%	6.93%
[^] Base rent shall increase yearly by percentage increase of Consumer Price Index		
<i>The above information is deemed reliable but is not guaranteed - some figures may be estimated</i>		