

**Income and Expenses
254 & 256-258 Pearl Street**



	256-258 Pearl Street	256-258 Pearl Street Projections
LIST PRICE	\$899,000	\$899,000
SALE PRICE	\$899,000	\$899,000
LOT SIZE	0.175	0.175
ZONING	RM	RM
YEAR BUILT	1899	1899
FINISHED SQFT.	4,276	4,276
PRICE PER SQUARE FOOT	\$210	\$210
# UNITS	3	3
PRICE PER UNIT	\$299,667	\$299,667
# BEDROOMS	4	4
PRICE PER BEDROOM	\$224,750	\$224,750
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)
AVERAGE RENT PER UNIT	\$1,982	\$2,582
AVERAGE RENT PER BEDROOM	\$1,486	\$1,936
GROSS MONTHLY INCOME	\$5,945	\$7,745
ANNUAL INCOME	\$71,340	\$92,940
ANNUAL EXPENSES		
Property Taxes	\$16,570	\$16,570
Insurance	\$3,000 (estimated)	\$3,000 (estimated)
Trash Expense	\$841	\$841
Heat & Hot Water	tenants	tenants
Hot Water Tank Rental	owned	owned
Electric	tenants	tenants
Snow/Landscaping	\$500 (estimated)	\$500 (estimated)
Water/Sewer	\$1,580	\$1,580
Maintenance	\$1,000 (estimated)	\$1,000 (estimated)
City Inspection	\$220	\$220
TOTAL ANNUAL EXPENSES	\$23,710	\$23,710
NET OPERATING INCOME	\$47,630	\$69,230
EXPENSE RATIO	33.24%	25.51%
CAP RATE	5.30%	7.70%

[^]Base rent shall increase yearly by percentage increase of Consumer Price Index
The above information is deemed reliable but is not guaranteed - some figures may be estimated