

Income and Expenses for 66 Hood Street



66 Hood Street Current

66 Hood Street Projections

LIST PRICE	\$499,500	\$499,500
SALE PRICE	\$499,500	\$499,500
LOT SIZE	0.11	0.11
ZONING	Res-B	Res-B
YEAR BUILT	1950	1950
FINISHED SQFT.	1,644	1,644
METERS (ELECTRIC / GAS)	2/2	2/2
PRICE PER SQUARE FOOT	\$304	\$304
# UNITS	2	2
PRICE PER UNIT	\$249,750	\$249,750
# BEDROOMS	3	3
PRICE PER BEDROOM	\$166,500	\$166,500
Unit 1 (month - month)	\$1628 (2 BR)	\$2000 (2 BR)
Unit 2	\$1800 (1+ BR est.)	\$1800 (1+ BR est.)
AVERAGE RENT PER UNIT	\$1,714	\$1,900
AVERAGE RENT PER BEDROOM	\$1,143	\$1,267
GROSS MONTHLY INCOME	\$3,428	\$3,800
ANNUAL INCOME	\$41,136	\$45,600
ANNUAL EXPENSES		
Property Taxes	\$9,812	\$9,812
Insurance	\$1,500 (estimated)	\$1,500 (estimated)
Trash Expense	\$600 (estimated)	\$600 (estimated)
Heat & Hot Water	tenants	tenants
Hot Water Tank Rental	owned	owned
Electric	tenants	tenants
Snow/Landscaping*	\$500 (estimated)	\$500 (estimated)
Water/Sewer	tenants	tenants
Maintenance*	\$1,000 (estimated)	\$1,000 (estimated)
City Inspection	\$200	\$200
TOTAL ANNUAL EXPENSES	\$13,612	\$13,612
NET OPERATING INCOME	\$27,524	\$31,988
EXPENSE RATIO	33.09%	29.85%
CAP RATE	5.51%	6.40%

*Estimated

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