

Income and Expenses for 194 Maple Street



	194 Maple Street Current	194 Maple Street Projected
LIST PRICE	\$957,000	\$957,000
SALE PRICE	\$957,000	\$957,000
LOT SIZE	0.29	0.29
ZONING	RH	RH
YEAR BUILT	1853	1853
FINISHED SQFT.	3,098	3,098
METERS (ELECTRIC / GAS)	5/5	5/5
PRICE PER SQUARE FOOT	\$309	\$309
# UNITS	4	4
PRICE PER UNIT	\$239,250	\$239,250
# BEDROOMS	7	7
PRICE PER BEDROOM	\$136,714	\$136,714
Unit 1 (mth-mth)	\$1,500 (2 BR)	\$2,400 (2 BR)
Unit 2 (mth-mth)	\$1,800 (2 BR)	\$2,200 (2 BR)
Unit 3 (mth-mth)	\$875 (2 BR)	\$2,000 (2 BR)
Unit 4 (mth-mth)	\$800 (1 BR)	\$1,750 (1 BR)
AVERAGE RENT PER UNIT	\$1,244	\$2,088
AVERAGE RENT PER BEDROOM	\$711	\$1,193
GROSS MONTHLY INCOME	\$4,975	\$8,350
ANNUAL INCOME	\$59,700	\$100,200
ANNUAL EXPENSES		
Property Taxes	\$14,456	\$14,456
Insurance	\$2,646	\$2,646
Trash Expense	\$0	\$0
Gas (common laundry)	\$334	\$334
Hot Water Tank Rental	\$455	\$455
Electric	\$462	\$462
Snow/Landscaping*	\$600	\$600
Water/Sewer	\$1,713	\$1,713
Maintenance*	\$2,500	\$2,500
City Inspection	\$440	\$440
TOTAL ANNUAL EXPENSES	\$23,606	\$23,606
NET OPERATING INCOME	\$36,094	\$76,594
EXPENSE RATIO	39.54%	23.56%
CAP RATE	3.77%	8.00%

*Estimated

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