

Income and Expenses for 335-337 Pearl St.



	335-337 Pearl Street	335-337 Pearl Street Projections
LIST PRICE	\$1,330,000	\$1,330,000
SALE PRICE	\$1,330,000	\$1,330,000
LOT SIZE	0.24	0.24
ZONING	RH	RH
YEAR BUILT	1893	1893
FINISHED SQFT.	4,661	4,661
PRICE PER SQUARE FOOT	\$285	\$285
# UNITS	7	7
PRICE PER UNIT	\$190,000	\$190,000
# BEDROOMS	11	11
PRICE PER BEDROOM	\$120,909	\$120,909
Unit 1	\$1,250 (1 BR)	\$1,750 (1 BR)
Unit 2	\$1,150 (Studio)	\$1,500 (Studio)
Unit 3	\$1,150 (1 BR)	\$1,600 (1 BR)
Unit 4	\$1,250 (1 BR)	\$1,600 (1 BR)
Unit 5	\$2,000 (3 BR)	\$3,000 (3 BR)
Unit 6	\$1,950 (2 BR)	\$2,200 (2 BR)
Unit 7	\$1,950 (2 BR)	\$2,200 (2 BR)
AVERAGE RENT PER UNIT	\$1,529	\$1,979
AVERAGE RENT PER BEDROOM	\$973	\$1,259
GROSS MONTHLY INCOME	\$10,700	\$13,850
ANNUAL INCOME	\$128,400	\$166,200
ANNUAL EXPENSES		
Property Taxes	\$30,498	\$30,498
Insurance*	\$5,000	\$5,000
Trash Expense*	\$1,200	\$1,200
Heat & Hot Water	\$6,120	\$6,120
Hot Water Tank Rental	owned	owned
House Electric*	\$500	\$500
Snow/Landscaping*	\$1,000	\$1,000
Water/Sewer	\$3,535	\$3,535
Maintenance*	\$3,500	\$3,500
City Inspection	\$770	\$770
TOTAL ANNUAL EXPENSES	\$52,123	\$52,123
NET OPERATING INCOME	\$76,277	\$114,077
EXPENSE RATIO	40.59%	31.36%
CAP RATE	5.74%	8.58%
*Estimated		
The above information is deemed reliable but is not guaranteed - some figures may be estimated		