

## Income and Expenses for 81-83 Adams Street



<b>81-83 Adams Street Projected</b>	
<b>LIST PRICE</b>	\$1,150,000
<b>SALE PRICE</b>	\$1,150,000
<b>LOT SIZE</b>	0.2
<b>ZONING</b>	RM
<b>YEAR BUILT</b>	1904
<b>FINISHED SQFT.</b>	3,912
<b>METERS (ELECTRIC / GAS)</b>	4/4
<b>PRICE PER SQUARE FOOT</b>	<b>\$294</b>
<b># UNITS</b>	3
<b>PRICE PER UNIT</b>	<b>\$383,333</b>
<b># BEDROOMS</b>	11
<b>PRICE PER BEDROOM</b>	<b>\$104,545</b>
<b>81-1 Adams - vacant</b>	\$2,150 (2 BR)
<b>81-2 Adams - vacant</b>	\$4,380 (3 BR+)
<b>83 Adams - vacant</b>	\$5700 (6 BR 2 BA)
<b>AVERAGE RENT PER UNIT</b>	<b>\$4,077</b>
<b>AVERAGE RENT PER BEDROOM</b>	<b>\$1,112</b>
<b>GROSS MONTHLY INCOME</b>	<b>\$12,230</b>
<b>ANNUAL INCOME</b>	<b>\$146,760</b>
<b><u>ANNUAL EXPENSES</u></b>	
<b>Property Taxes</b>	\$23,049
<b>Insurance</b>	\$2,530
<b>Trash Expense</b>	\$1,390
<b>Heat</b>	\$5,858
<b>Hot Water Tank Rental (Unit #2)</b>	\$216
<b>Electric</b>	\$420
<b>Snow/Landscaping*</b>	\$750
<b>Water/Sewer*</b>	\$2,700
<b>Maintenance*</b>	\$3,000
<b>City Inspection</b>	\$330
<b>TOTAL ANNUAL EXPENSES</b>	<b>\$40,243</b>
<b>NET OPERATING INCOME</b>	<b>\$106,517</b>
<b>EXPENSE RATIO</b>	<b>27.42%</b>
<b>CAP RATE</b>	<b>9.26%</b>

*\*Estimated*

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