

Income and Expenses 33-35 Intervale Ave



	33-35 Intervale Current	33-35 Intervale Upcoming
LIST PRICE	\$550,000	\$550,000
SALE PRICE	\$550,000	\$550,000
LOT SIZE	0.07	0.07
ZONING	RM	RM
YEAR BUILT	1899	1899
FINISHED SQFT.	1653	1653
METERS (ELECTRIC / GAS)	3/2	3/2
PRICE PER SQUARE FOOT	\$333	\$333
# UNITS	2	2
PRICE PER UNIT	\$275,000	\$275,000
# BEDROOMS	4	4
PRICE PER BEDROOM	\$137,500	\$137,500
Unit 1 (6/1/25-5/25/26) (6/1/26 - 5/25/27)	\$2395 (2 BR 2.5 Bath)	\$2415 (2 BR 2.5 Bath)
Unit 2 (5/26/25- 5/25/26)	\$2415 (2 BR 2 Bath)	\$2415 (2 BR 2 Bath)
AVERAGE RENT PER UNIT	\$2,405	\$2,415
AVERAGE RENT PER BEDROOM	\$1,203	\$1,208
GROSS MONTHLY INCOME	\$4,810	\$4,830
ANNUAL INCOME	\$57,720	\$57,960
<u>ANNUAL EXPENSES</u>		
Property Taxes	\$10,240	\$10,240
Insurance	\$1,023	\$1,023
Trash Expense	\$785	\$785
Heat & Hot Water	tenants	tenants
Hot Water Tank Rental	owned	owned
Electric	\$360 (estimated)	\$360 (estimated)
Snow/Landscaping*	\$500 (estimated)	\$500 (estimated)
Water/Sewer	\$878	\$878
Maintenance*	\$1000 (estimated)	\$1000 (estimated)
City Inspection	Tenants	Tenants
TOTAL ANNUAL EXPENSES	\$14,786	\$14,786
NET OPERATING INCOME	\$42,934	\$43,174
EXPENSE RATIO	25.62%	25.51%
CAP RATE	7.81%	7.85%

*Estimated

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