

## Income and Expenses for 37 Drew Street



<b>37 Drew Street Projections</b>	
<b>LIST PRICE</b>	\$499,000
<b>SALE PRICE</b>	\$499,000
<b>LOT SIZE</b>	0.04
<b>ZONING</b>	RM
<b>YEAR BUILT</b>	1910
<b>FINISHED SQFT.</b>	1,497
<b><i>PRICE PER SQUARE FOOT</i></b>	<b>\$333</b>
<b># UNITS</b>	2
<b><i>PRICE PER UNIT</i></b>	<b>\$249,500</b>
<b># BEDROOMS</b>	4
<b><i>PRICE PER BEDROOM</i></b>	<b>\$124,750</b>
Downstairs (vacant)	\$2,000 (2 BR)
Upstairs (vacant)	\$2,000 (2 BR)
<b><i>AVERAGE RENT PER UNIT</i></b>	<b>\$2,000</b>
<b><i>AVERAGE RENT PER BEDROOM</i></b>	<b>\$1,000</b>
<b><i>GROSS MONTHLY INCOME</i></b>	<b>\$4,000</b>
<b><i>ANNUAL INCOME</i></b>	<b>\$48,000</b>
<b><u>ANNUAL EXPENSES</u></b>	
Property Taxes	\$8,747
Insurance	\$2,800
Trash Expense	\$840
Heat & Hot Water	tenants
Hot Water Tank Rental	owned
Electric	tenants
Snow/Landscaping*	\$500
Water/Sewer	\$1,200
Maintenance*	\$1,000
City Inspection	\$220
<b><i>TOTAL ANNUAL EXPENSES</i></b>	<b>\$15,307</b>
<b><i>NET OPERATING INCOME</i></b>	<b>\$32,693</b>
<b><i>EXPENSE RATIO</i></b>	<b>31.89%</b>
<b><i>CAP RATE</i></b>	<b>6.55%</b>

\*Estimated

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