

Income and Expenses for 37 Drew Street



37 Drew Street Projections

LIST PRICE	\$480,000
SALE PRICE	\$480,000
LOT SIZE	0.04
ZONING	RM
YEAR BUILT	1910
FINISHED SQFT.	1,497
PRICE PER SQUARE FOOT	\$321
# UNITS	2
PRICE PER UNIT	\$240,000
# BEDROOMS	4
PRICE PER BEDROOM	\$120,000
Downstairs (vacant)	\$2,000 (2 BR)
Upstairs (vacant)	\$2,000 (2 BR)
AVERAGE RENT PER UNIT	\$2,000
AVERAGE RENT PER BEDROOM	\$1,000
GROSS MONTHLY INCOME	\$4,000
ANNUAL INCOME	\$48,000
<u>ANNUAL EXPENSES</u>	
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
TOTAL ANNUAL EXPENSES	\$15,307
NET OPERATING INCOME	\$32,693
EXPENSE RATIO	31.89%
CAP RATE	6.81%

*Estimated

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