

Income and Expenses 406 Colchester Ave



406 Colchester Ave

LIST PRICE	\$475,000
SALE PRICE	\$475,000
LOT SIZE	0.30
ZONING	RL
YEAR BUILT	1920
FINISHED SQFT.	1240
METERS (ELECTRIC / GAS)	1/1
PRICE PER SQUARE FOOT	\$383
# UNITS	1
PRICE PER UNIT	\$475,000
# BEDROOMS	4
PRICE PER BEDROOM	\$118,750
Unit 1 (6/1/26-5/25/27)	\$4000 (4 BR 2 Bath)
AVERAGE RENT PER UNIT	\$4,000
AVERAGE RENT PER BEDROOM	\$1,000
GROSS MONTHLY INCOME	\$4,000
ANNUAL INCOME	\$48,000
<u>ANNUAL EXPENSES</u>	
Property Taxes	\$8,215
Insurance*	\$1,500
Trash Expense	tenants
Heat & Hot Water	tenants
Hot Water Tank Rental	owned
Electric	tenants
Snow/Landscaping*	tenants
Water/Sewer	tenants
Maintenance*	\$1000 (estimated)
City Inspection	Tenants
TOTAL ANNUAL EXPENSES	\$10,715
NET OPERATING INCOME	\$37,285
EXPENSE RATIO	22.32%
CAP RATE	7.85%

*Estimated

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