

## Income and Expenses for 44 Drew Street



	44 Drew St Current	44 Drew St Upcoming
<b>LIST PRICE</b>	\$799,000	\$799,000
<b>SALE PRICE</b>	\$799,000	\$799,000
<b>LOT SIZE</b>	0.10	0.10
<b>ZONING</b>	RM	RM
<b>YEAR BUILT</b>	1925	1925
<b>FINISHED SQFT.</b>	1764	1764
<b>PRICE PER SQUARE FOOT</b>	\$453	\$453
<b># UNITS</b>	2	2
<b>PRICE PER UNIT</b>	\$399,500	\$399,500
<b># BEDROOMS</b>	7	7
<b>PRICE PER BEDROOM</b>	\$114,143	\$114,143
<b>Unit 1 (6/1/25-5/25/26)</b>	\$4340 (4 BR)	\$4340 (4 BR)
<b>Unit 2 (5/26/25-5/25/26)(6/1/26-5/25/27)</b>	\$3140 (3 BR)	\$2735 (3 BR)
<b>AVERAGE RENT PER UNIT</b>	\$3,740	\$3,538
<b>AVERAGE RENT PER BEDROOM</b>	\$1,069	\$1,011
<b>GROSS MONTHLY INCOME</b>	\$7,480	\$7,075
<b>ANNUAL INCOME</b>	\$89,760	\$84,900
<b><u>ANNUAL EXPENSES</u></b>		
<b>Property Taxes</b>	\$10,959	\$10,959
<b>Insurance</b>	\$3,120	\$3,120
<b>Trash Expense</b>	\$1,721	\$1,721
<b>Heat &amp; Hot Water</b>	tenants	tenants
<b>Hot Water Tank Rental</b>	Owned	Owned
<b>Electric</b>	tenants	tenants
<b>Snow/Landscaping*</b>	\$500	\$500
<b>Water/Sewer</b>	\$2,641	\$2,641
<b>Maintenance*</b>	\$1,000	\$1,000
<b>City Inspection</b>	Tenants	Tenants
<b>TOTAL ANNUAL EXPENSES</b>	\$19,941	\$19,941
<b>NET OPERATING INCOME</b>	\$69,819	\$64,959
<b>EXPENSE RATIO</b>	22.22%	23.49%
<b>CAP RATE</b>	8.74%	8.13%

\*Estimated

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