

Income and Expenses for 44 Drew Street



44 Drew Street

LIST PRICE	\$769,000
SALE PRICE	\$769,000
LOT SIZE	0.10
ZONING	RM
YEAR BUILT	1925
FINISHED SQFT.	1764
PRICE PER SQUARE FOOT	<i>\$436</i>
# UNITS	2
PRICE PER UNIT	<i>\$384,500</i>
# BEDROOMS	7
PRICE PER BEDROOM	<i>\$109,857</i>
Unit 1 (vacant)	\$4340 (4 BR)
Unit 2 (6/1/26-5/25/27)	\$2735 (3 BR)
AVERAGE RENT PER UNIT	<i>\$3,538</i>
AVERAGE RENT PER BEDROOM	<i>\$1,011</i>
GROSS MONTHLY INCOME	<i>\$7,075</i>
ANNUAL INCOME	<i>\$84,900</i>
<u>ANNUAL EXPENSES</u>	
Property Taxes	\$10,959
Insurance	\$3,120
Trash Expense	\$1,721
Heat & Hot Water	tenants
Hot Water Tank Rental	Owned
Electric	tenants
Snow/Landscaping*	\$500
Water/Sewer	\$2,641
Maintenance*	\$1,000
City Inspection	Tenants
TOTAL ANNUAL EXPENSES	<i>\$19,941</i>
NET OPERATING INCOME	<i>\$64,959</i>
EXPENSE RATIO	<i>23.49%</i>
CAP RATE	<i>8.45%</i>

**Estimated*

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