

Income and Expenses for 460-462 Colchester Ave



460-462 Colchester Ave

LIST PRICE	\$615,000
SALE PRICE	\$615,000
LOT SIZE	0.15
ZONING	RC
YEAR BUILT	1900
FINISHED SQFT.	2136
PRICE PER SQUARE FOOT	\$288
# UNITS	2
PRICE PER UNIT	\$307,500
# BEDROOMS	4
PRICE PER BEDROOM	\$153,750
Unit 1 (10/1/2025-6/30/26)	\$2,200 (2 BR)
Unit 2 (8/1/2025-7/31/2026)	\$2,600 (2 BR)
AVERAGE RENT PER UNIT	\$2,400
AVERAGE RENT PER BEDROOM	\$1,200
GROSS MONTHLY INCOME	\$4,800
ANNUAL INCOME	\$57,600
<u>ANNUAL EXPENSES</u>	
Property Taxes	\$13,847
Insurance	\$2,766
Trash Expense	\$750 (estimated)
Heat & Hot Water	tenants
Hot Water Tank Rental	owned
Electric (basement - tenants pay unit)	\$228
Snow/Landscaping*	\$900 (estimated)
Water/Sewer	\$900 (estimated)
Maintenance*	\$1000 (estimated)
City Inspection	\$220
TOTAL ANNUAL EXPENSES	\$20,611
NET OPERATING INCOME	\$36,989
EXPENSE RATIO	35.78%
CAP RATE	6.01%

*Estimated

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