

## Income and Expenses for 460-462 Colchester Ave



### 460-462 Colchester Ave

<b>LIST PRICE</b>	\$600,000
<b>SALE PRICE</b>	\$600,000
<b>LOT SIZE</b>	0.15
<b>ZONING</b>	RC
<b>YEAR BUILT</b>	1900
<b>FINISHED SQFT.</b>	2136
<b>PRICE PER SQUARE FOOT</b>	\$281
<b># UNITS</b>	2
<b>PRICE PER UNIT</b>	\$300,000
<b># BEDROOMS</b>	4
<b>PRICE PER BEDROOM</b>	\$150,000
Unit 1 (vacant)	\$2,200 (2 BR)
Unit 2 (8/1/2025-7/31/2026)	\$2,600 (2 BR)
<b>AVERAGE RENT PER UNIT</b>	\$2,400
<b>AVERAGE RENT PER BEDROOM</b>	\$1,200
<b>GROSS MONTHLY INCOME</b>	\$4,800
<b>ANNUAL INCOME</b>	\$57,600
<b><u>ANNUAL EXPENSES</u></b>	
Property Taxes	\$14,211
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
<b>TOTAL ANNUAL EXPENSES</b>	\$20,975
<b>NET OPERATING INCOME</b>	\$36,625
<b>EXPENSE RATIO</b>	36.41%
<b>CAP RATE</b>	6.10%

\*Estimated

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