

## Income and Expenses for 26-28 Converse Court



	26-28 Converse Court
<b>LIST PRICE</b>	\$1,550,000
<b>SALE PRICE</b>	\$1,550,000
<b>LOT SIZE</b>	0.12
<b>ZONING</b>	RM
<b>YEAR BUILT</b>	1890
<b>FINISHED SQFT.</b>	7149
<b>PRICE PER SQUARE FOOT</b>	\$217
<b># UNITS</b>	5
<b>PRICE PER UNIT</b>	\$310,000
<b># BEDROOMS</b>	13
<b>PRICE PER BEDROOM</b>	\$119,231
Unit 1 (6/1/2026-5/25/2027)	\$2090 (2 BR)
Unit 2 (6/1/2026-5/25/2027)	\$2490 (2 BR)
Unit 3 (6/1/2026-5/25/2027)	\$2490 (2 BR)
Unit 4 (6/1/2026-5/25/2027)	\$2490 (2 BR)
Unit 5 (6/1/2026-5/25/2027)	\$5325 (4 BR)
<b>AVERAGE RENT PER UNIT</b>	\$2,977
<b>AVERAGE RENT PER BEDROOM</b>	\$1,145
<b>GROSS MONTHLY INCOME</b>	\$14,885
<b>ANNUAL INCOME</b>	\$178,620
<b>ANNUAL EXPENSES</b>	
Property Taxes	\$29,891
Insurance*	\$5,000
Trash Expense	\$2,407
Heat & Hot Water	Tenants
Hot Water Tank Rental	Owned
Electric	\$384
Snow/Landscaping*	\$500
Water/Sewer	\$3,591
Maintenance*	\$3,000
City Inspection	Tenants
<b>TOTAL ANNUAL EXPENSES</b>	\$44,773
<b>NET OPERATING INCOME</b>	\$133,847
<b>EXPENSE RATIO</b>	25.07%
<b>CAP RATE</b>	8.64%

\*Estimated

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