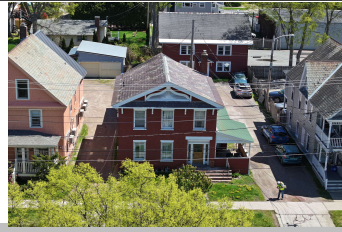


Income and Expenses for 18 Park Street



18 Park Street

LIST PRICE	\$1,395,000
SALE PRICE	\$1,395,000
LOT SIZE	0.21
ZONING	RH
YEAR BUILT	1845
FINISHED SQFT.	5017
PRICE PER SQUARE FOOT	\$278
# UNITS	10
PRICE PER UNIT	\$139,500
# BEDROOMS	10
PRICE PER BEDROOM	\$139,500
18 #1 (6/1/2026 - 5/31/2027)	\$1270 (Studio)
18 #2 (6/1/2026- 5/31/2027)	\$1220 (Studio)
18 #3 (10/20/2025-8/31/2026)	\$1500 (1 BR)
18 #4 (5/31/2026-5/31/2027)	\$1650 (1 BR)
18 #5 (12/31/2025-12/31/2026)	\$1430 (1 BR)
18 #6 (6/1/2026-6/30/2027)	\$1385 (1 BR)
16 #1 (5/31/2026-8/31/2026)	\$1500 (1 BR)
16 #2 (8/1/2025-7/31/2026)	\$1650 (1 BR)
16 #3 (11/1/2025-10/31/2026)	\$1500 (1 BR)
16 #4 (2/1/2026-5/31/2027)	\$1500 (1 BR)
AVERAGE RENT PER UNIT	\$1,461
AVERAGE RENT PER BEDROOM	\$1,461
GROSS MONTHLY INCOME	\$14,605
ANNUAL INCOME	\$175,260
ANNUAL EXPENSES	
Property Taxes	\$30,735
Insurance	\$4,278
Trash Expense	\$3,105
Gas-Laundry	\$641
Hot Water Tank Rental	owned
Electric	\$1,035
Snow/Landscaping*	\$1,000
Water/Sewer	\$2,630
Maintenance*	\$5,000
City Inspection	\$1,100
TOTAL ANNUAL EXPENSES	\$49,524
NET OPERATING INCOME	\$125,736
EXPENSE RATIO	28.26%
CAP RATE	9.01%

*Estimated

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