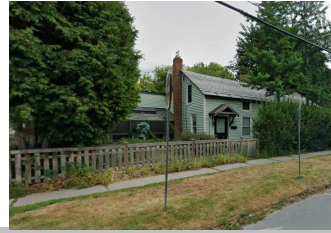


Income and Expenses for 30-32 North Champlain



30-32 N. Champlain St

LIST PRICE	\$660,000
SALE PRICE	\$660,000
LOT SIZE	0.15
ZONING	RH
YEAR BUILT	1899
FINISHED SQFT.	2337
METERS (ELECTRIC / GAS)	2/2
PRICE PER SQUARE FOOT	\$282
# UNITS	2
PRICE PER UNIT	\$330,000
# BEDROOMS	6
PRICE PER BEDROOM	\$110,000
Unit 1 (Lease ends 7/31/26)	\$1,970 (2 BR 2BA)
Unit 2 (vacant - projected)	\$4,000 (4 BR)
AVERAGE RENT PER UNIT	\$2,985
AVERAGE RENT PER BEDROOM	\$995
GROSS MONTHLY INCOME	\$5,970
ANNUAL INCOME	\$71,640
ANNUAL EXPENSES	
Property Taxes	\$9,543
Insurance*	\$2,000
Trash Expense*	\$1,200
Heat & Hot Water	tenants
Hot Water Tank Rental	owned
Electric	tenants
Snow/Landscaping*	\$500
Water/Sewer	tenants
Maintenance*	\$1,000
City Inspection	\$220
TOTAL ANNUAL EXPENSES	\$14,463
NET OPERATING INCOME	\$57,177
EXPENSE RATIO	20.19%
CAP RATE	8.66%

*Estimated

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