

Income and Expenses for 228-230 Shelburne St



228-230 Shelburne St

LIST PRICE	\$950,000
LOT SIZE	1.101
ZONING	RL
YEAR BUILT	1900
FINISHED SF ABOVE GRADE	5,184
METERS (ELECTRIC / GAS)	9/8
PRICE PER SQUARE FOOT	\$183
# UNITS	7
PRICE PER UNIT	\$135,714
# BEDROOMS	14
PRICE PER BEDROOM	\$67,857
Unit 1 (Lease ends 10/31/18)	\$975 (1+ BR)
Unit 2 (Lease ends 06/30/19)	\$985 (1+ BR)
Unit 3 (Lease ends 06/30/2019)	\$1000 (2+ BR)
Unit 4 (Month to month)	\$800 (2 BR)
Unit 5 (Lease ends 06/30/19)	\$950 (2 BR)
Unit 6 (Lease ends 06/30/19)	\$985 (2 BR)
Unit 7 (Month to Month)	\$975 (2 BR)
AVERAGE RENT PER UNIT	\$953
AVERAGE RENT PER BEDROOM	\$476
GROSS MONTHLY INCOME	\$6,670
ANNUAL INCOME	\$80,040
ANNUAL EXPENSES	
Property Taxes	\$19,581
Insurance	\$3,196
Trash Expense	\$1,200
Heat	\$384 (Dryer)
Hot Water Tank Rental	\$936
Electric	\$300
Snow/Landscaping	\$700
Water/Sewer	\$2,261
Maintenance*	\$2,500
City Inspection	\$700
TOTAL ANNUAL EXPENSES	\$31,758
NET OPERATING INCOME	\$48,282
EXPENSE RATIO	39.68%

*Estimated

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