

Income and Expenses for 228-230 Shelburne St



	228-230 Shelburne St	228-230 Shelburne Rd Projections
LIST PRICE	\$925,000	\$925,000
LOT SIZE	1.101	1.101
ZONING	RL	RL
YEAR BUILT	1900	1900
FINISHED SF ABOVE GRADE	5,184	5,184
METERS (ELECTRIC / GAS)	9/8	9/8
PRICE PER SQUARE FOOT	\$178	\$178
# UNITS	7	7
PRICE PER UNIT	\$132,143	\$132,143
# BEDROOMS	12	12
PRICE PER BEDROOM	\$77,083	\$77,083
Unit 1 (Lease ends 10/31/18)	\$975 (1+ BR)	\$1100 (1+ BR)
Unit 2 (Lease ends 06/30/19)	\$985 (1+ BR)	\$1100 (1+ BR)
Unit 3 (Lease ends 06/30/19)	\$1000 (2+ BR)	\$1400 (2+ BR)
Unit 4 (Month to month)	\$800 (2 BR)	\$1250 (2 BR)
Unit 5 (Lease ends 06/30/19)	\$950 (2 BR)	\$1250 (2 BR)
Unit 6 (Lease ends 06/30/19)	\$985 (2 BR)	\$1250 (2 BR)
Unit 7 (Month to Month)	\$975 (2 BR)	\$1250 (2 BR)
	\$50 (Laundry)	\$50 (Laundry)
AVERAGE RENT PER UNIT	\$960	\$1,236
AVERAGE RENT PER BEDROOM	\$560	\$721
GROSS MONTHLY INCOME	\$6,720	\$8,650
ANNUAL INCOME	\$80,640	\$103,800
ANNUAL EXPENSES		
Property Taxes	\$19,581	\$19,581
Insurance	\$3,196	\$3,196
Trash Expense	\$1,200	\$1,200
Heat	\$384 (Dryer)	\$384 (Dryer)
Hot Water Tank Rental	\$936	\$936
Electric	\$300	\$300
Snow/Landscaping	\$700	\$700
Water/Sewer	\$2,261	\$2,261
Maintenance*	\$2,500	\$2,500
City Inspection	\$700	\$700
TOTAL ANNUAL EXPENSES	\$31,758	\$31,758
NET OPERATING INCOME	\$48,882	\$72,042
EXPENSE RATIO	39.38%	30.60%
CAP RATE	5.28%	7.79%

*Estimated

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