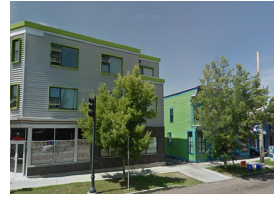


## Income and Expenses for Abes Corner



### North St. and Elmwood Package

<b>LIST PRICE</b>	\$2,700,000
<b>LOT SIZE</b>	0.23
<b>ZONING</b>	NMU/RM
<b>YEAR BUILT</b>	2014/1899
<b>FINISHED SF ABOVE GRADE</b>	11277
<b>PRICE PER SQUARE FOOT</b>	\$239
<b># RESIDENTIAL UNITS</b>	13
<b>PRICE PER UNIT</b>	\$207,692
<b># BEDROOMS</b>	18
<b>PRICE PER BEDROOM</b>	\$150,000
200 North St #1 (Lease ends 7/31/2019)	\$886.83 (1 BR)
200 North St #2 (Lease ends 7/25/2019)	\$1350 (1 BR)
200 North St #3 (Lease ends 6/25/2019)	\$1400 (1 BR)
200 North St #4 (Lease ends 5/26/2019)	\$1600 (2 BR)
200 North St #5 (Lease ends 5/31/2019)	\$1390.5 (1 BR)
200 North St #6 (Lease ends 6/25/2019)	\$1425 (1 BR)
200 North St #7 (Lease ends 6/25/2019)	\$1575 (2 BR)
200 North St Retail (Lease ends 12/31/2018)	\$2121.8 (Retail)
161 Elmwood Ave (Lease ends 6/30/2019)	\$950 (Studio)
163-1 Elmwood Ave (Lease ends 5/30/2019)	\$1750 (3 BR)
163-2 Elmwood Ave (Lease ends 7/25/2019)	\$950 (Studio)
165 Elmwood Ave (Lease ends 5/31/2019)	\$1442 (1 BR)
167 #1 Elmwood Ave (Lease ends 5/26/2019)	\$1800 (3 BR)
167 #2 Elmwood Ave (Lease ends 5/31/2019)	\$1494 (2 BR)
<b>AVERAGE RENT PER UNIT</b>	\$1,549
<b>AVERAGE RENT PER BEDROOM</b>	\$1,119
<b>GROSS MONTHLY INCOME</b>	\$20,135
<b>ANNUAL INCOME</b>	\$241,622
<b><u>ANNUAL EXPENSES</u></b>	
Property Taxes	\$41,409
Insurance	\$7,567
Trash Expense	\$1,350
Natural Gas (Laundry)	\$1,870
Hot Water Tank Rental	\$288
Electric*	\$1,080
Snow/Landscaping	\$3,068
Water/Sewer	\$1,769
Maintenance*	\$6,500
City Inspection	\$1,300
<b>TOTAL ANNUAL EXPENSES</b>	\$66,201
<b>NET OPERATING INCOME</b>	\$175,421
<b>EXPENSE RATIO</b>	27%
<b>CAP RATE</b>	6.50%

\*Estimated

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