

Income and Expenses for 71-75 South Main Waterbury



71-75 South Main Waterbury	
LIST PRICE	\$3,100,000
LOT SIZE	0.86
YEAR BUILT	2004
# UNITS	20
PRICE PER UNIT	\$155,000
# BEDROOMS	41
PRICE PER BEDROOM	\$75,610
Unit 75-1 (month to month)	\$1320 (2 BR)
Unit 75-2 (month to month)	\$1270 (2 BR)
Unit 75-3 (month to month)	\$1320 (2 BR)
Unit 75-4 (month to month)	\$1270 (2 BR)
Unit 75-5 (Lease ends April 2019)	\$1300 (2 BR)
Unit 73-1 (Lease ends August 2019)	\$900 (1 BR)
Unit 73-2 (Lease ends August 2019)	\$900 (1 BR)
Unit 73-3 (Lease ends April 2019)	\$880 (1 BR)
Unit 73-4 (month to month)	\$1070 (2 BR)
Unit 73-5 (month to month)	\$870 (1 BR)
Unit 73-6 (month to month)	\$870 (1 BR)
Unit 73-7 (month to month)	\$870 (1 BR)
Unit 73-8 (Lease ends February 2019)	\$1100 (2 BR)
Unit 71-1 (month to month)	\$1545 (3 BR)
Unit 71-2 (Lease ends June 2019)	\$1600 (3 BR)
Unit 71-3 (Lease ends July 2019)	\$1600 (3 BR)
Unit 71-4 (Lease ends October 2019)	\$1550 (3 BR)
Unit 71-5 (month to month)	\$1345 (3 BR)
Unit 71-6 (month to month)	\$1470 (3 BR)
Unit 71-7 (month to month)	\$1425 (3 BR)
AVERAGE RENT PER UNIT	\$1,224
AVERAGE RENT PER BEDROOM	\$597
GROSS MONTHLY INCOME	\$24,475
ANNUAL INCOME	\$293,700
<u>ANNUAL EXPENSES</u>	
Property Taxes	\$39,532
Insurance	\$11,450
Trash Expense	\$2,540
Heat	\$9,650
Hot Water Tank Rental	none
Electric	\$2,250
Snow/Landscaping	\$5,800
Water/Sewer	\$10,874
Maintenance*	\$6,000
TOTAL ANNUAL EXPENSES	\$88,096
NET OPERATING INCOME	\$205,604
EXPENSE RATIO	30.00%
CAP RATE	6.63%

*Estimated

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