

132-134 S. Swan

3 Unit Income

Unit # (floor)	Rent Type	Years Tenant	Boiler / Furnace	Hot Water Heater	Bed Rooms	Current Rent	Market Rent	
							Low	High
1						\$0	\$1,000	\$1,300
2						\$2,025	\$1,300	\$1,600
3							\$1,300	\$1,600
4								
Other Income								
Monthly Income						\$2,025.00	\$3,600.00	\$4,500.00
Annual Income						\$24,300	\$43,200	\$54,000

3 Unit Expenses

	Monthly	Annual
City Tax	445	5340
School Tax	400	4800
Insurance	130	1560
Water/Sewer	28	336
		0
Trash		0
Gas & Electric	365	4380
Snow/Lawncare		0
Cleaning		0
Maintenance/Repair	50	600
Replacement Reserve	50	600
Other		0
		0
Yearly Expenses		17616

	Current	Low Market	High Market
Net Income	\$6,684	\$25,584	\$36,384
Purchase Price	\$350,000		
Cap Rate	1.9%	7.3%	10.4%

132-134 S. Swan

4 Unit Income

Unit # (floor)	Rent Type	Years Tenant	Boiler / Furnace	Hot Water Heater	Bed Rooms	Current Rent	Market Rent	
							Low	High
1						\$0	\$1,000	\$1,300
2						\$2,025	\$1,300	\$1,600
3							\$650	\$800
4							\$650	\$800
Other Income								
Monthly Income						\$2,025.00	\$3,600.00	\$4,500.00
Annual Income						\$24,300	\$43,200	\$54,000

4 Unit Expenses

	Monthly	Annual
City Tax	445	5340
School Tax	400	4800
Insurance	130	1560
Water/Sewer	28	336
		0
Trash		0
Gas & Electric	365	4380
Snow/Lawncare		0
Cleaning		0
Maintenance/Repair	50	600
Replacement Reserve	50	600
Other		0
		0
Yearly Expenses		17616

	Current	Low Market	High Market
Net Income	\$6,684	\$25,584	\$36,384
Cap Rate	1.9%	7.3%	10.4%

Purchase Price **\$350,000**