

747 and 747 1/2 Columbia St

Income and Expenses

INCOME

Unit 1 - \$2300 x 12 months = \$ 27,600

Unit 2 - \$3750 x 12 months = \$ 45,000

Unit 3 - \$2150 x 12 months = \$ 25,800

Restaurant - \$3600 x 12 months = \$ 43,200

Total Gross Income = \$141,600

EXPENSES

National Grid = \$5304

Insurance - \$3996 + \$3244 = \$ 7240

Cable TV and Internet = \$2400

Water and Sewer: \$1440

Property Management = \$9840

TAXES

City Tax = **\$11,596**

School Tax = \$11,884

Total Tax = \$23,480

Net Operating Income = \$ 91,896.00

Current Cap Rate = 4.71%