

FINANCIAL OVERVIEW

	MONTHLY	ANNUAL
INCOME		
Apt 1 (Lower Level) LEASE - until Sept 30, 2026	\$1,850	\$22,200
Apt 2 (Main Floor) - VACANT - Market Rent	\$2,500	\$30,000
Apt 3 (2nd Floor) - LEASE - until July 31, 2026	\$2,500	\$30,000
Garage/Studio - VACANT - Market Rent	\$500	\$6,000
Gross Rental Income (GRI)	\$7,350	\$88,200
OPERATING EXPENSES (Annual)		
Property Taxes (2025)		\$9,294
Gas/Hot Water Boiler System,		\$1,878
Water/Sewer		\$2,067
Hydro*		\$1,800
Building Insurance		\$2,905
Total Annual Operating Expenses	\$1,495.33	\$17,944
NET OPERATING INCOME (NOI)	\$5,854.66	\$70,256

*Note: Hydro includes hot water tanks, studio & laundry basement

Note: rents include heat & water/sewer

Tenants pay: Hydro, cable, telephone, internet. Tenants responsible for Lawn Care & Snow removal.

Capitalization Rate (Cap Rate)	5.40%
--------------------------------	-------