1430 Ridge Rd Webster

Income

Rental Analysis

				Monthly	Annual
Value		$ 575,000	Residential House	$ 1,100.00	$ 13,200.00
Down Payment	20.00%	$ 115,000	Rear Bldg/ Garage	$ 850.00	$ 10,200.00
Financing		$ 460,000	Auto Repair	$ 4,000.00	$ 48,000.00
Interest Rate		6.80%			
Years		20			
Square Feet		6,034			
Cost per Sq/ft		$ 95			

Gross Scheduled Income		**Monthly**	**Yearly**	
Total Gross Rev (rents)		$ 5,950	$ 71,400	
Vacancy	5%	$ 298	$ 3,570	
Adjusted Gross Income		$ 5,653	$ 67,830	
Operating Expenditures:				
Property taxes		$ 1,354	$ 16,249	
Water		$ 42	$ 500	$120/quarter
Elec/Gas		$ -	$ -	Tenants pay
Insurance		$ 340	$ 4,084	
Refuse		$ 118	$ 1,416	
Snow Removal/Landscaping		$ 58	$ 700	Brokers Estimate
Repairs & Maintenance	3%	$ 170	$ 2,035	Brokers Estimate
Total Operating Exp		**$ 2,082**	**$ 24,984**	
Net Operating Income (NOI)		$ 3,571	$ 42,846	
Mortgage		$ 3,511	$ 42,136	
Net Spendable		$ 59	$ 710	
Return on Downpymt (Net Spendable/Downpymt)				
CAP Rate (NOI/Sales Price)			**7.5%**	

increase as of 4-1-25