

2388 William St
(Little Blue)

12 Mo

Rental Income

2519 William St

4 Unit/str frnt/coin L

updated rents 90 dys

2 bed 1 Bath	700	8400	1200	14400
2 bed 1 bath	650	7800	1200	14400
1 Bed 1 Bath Utls Included lwr frnt	650	7800	1200	14400
1 Bed 1 Bath 3rd Floor Attic	600	7200	1000	12000
2600 coin Laundry	216.66	2600	216.66	2600

Total Income 2816.66 33800 4816.66 57800

Vacancy Rt 5%	1690
Property Taxes	4601.44
Hazard Ins	3500
Maintenance Repars 5%	1620
Water	1400
Snow/Lawn	1620
Gas/Electric 12 Months	2454.55
Gross Operating expense	16,885.55
Potential New Operating Income	16,914.01

Sale Price 250,000.00

Cap Rate 6.75

Adjusted 16.4% Cap Rate