

61 Main St, Uxbridge

List Price:

\$1,150,000

		Income		Income	
		January 2025		Future Potential	
Unit 1 + Hydro	New Tenant Jan 1st-->	\$1,375.00		\$1,350.00	
Unit 2 + Hydro		\$1,141.00	<--Under Market by \$800 - \$850	\$1,950.00	
Unit 3 + Hydro		\$1,875.00		\$1,875.00	
Unit 4 + Hydro		\$1,793.00	<--Under Market by \$157 - \$182	\$1,950.00	
Garage		\$350.00		\$350.00	
Gross		\$6,534.00		\$7,475.00	
Gross		\$78,408.00		\$89,700.00	
Net		\$5,191.75		\$6,132.75	
Net		\$62,301.00		\$73,593.00	
		5.42%		6.40%	
No Snow Cost	Potential Net	\$67,301.00		\$78,593.00	
No Snow Cost	Potential Cap	5.85%		6.83%	
Mortgage Rate	20% Down	Positive Cash	No Snow Cost - Positive Cash Flow	Positive Cash	
4.24%	\$4,960	\$232	\$648	\$1,173	
Future 3.99%	\$4,834	\$358	\$774	\$1,299	
Future 3.79%	\$4,735	\$457	\$873	\$1,398	
	Monthly	Yearly			
Hydro	\$0.00	\$0.00			
Water/Sewer	\$130.83	\$1,570.00			
Insurance	\$328.58	\$3,943.00			
Fire Inspection	\$54.17	\$650.00			
Snow	\$416.67	\$5,000.00	<-Reduce, if new owner does it themselves		
Prop. Tax	\$412.00	\$4,944.00	WITH NO SNOW COST		
Total Month	\$1,342.25	\$16,107.00	\$11,107.00		

Note: All data provided by Sellers. Buyers to verify all data. Potential Income is estimate & may very depending on rental market.  
 Note: A \$5000 reduction in expenses if the new owner does the snow removal themselves, that would increase the net income.