

9 Fleet Street

Rental Income

7 Fleet Street: \$2,000 + Utilities (Estimated: Unit is currently vacant)	\$24,000.00
Front Unit: \$2,000 all-inclusive	\$24,000.00
Rear Unit: \$1,800 + Utilities	\$21,600.00
Annual Rental Income:	\$69,600.00

Expenses:

Property Taxes	\$4,411.11
Property Insurance	\$2,374.96
Hydro	\$1,652.79
Gas	\$1,164.55
Water	\$1,471.88
Water Heaters	\$430.14

Annual Expenses: \$11,505.43

(Expenses would be lower since 7 Fleet Street was totally renovated in 2024 and vacant and \$1,590.67 of the expenses were from that unit.)

Net Operating Income: \$58,094.57

Capitalization Rate

Capitalization Rate at \$699,000 = \$58,094.57/\$699,000 = 8.31%

*The tenant in Front Unit is moving out on April 30th, so it will be vacant and the new owner can set the rent and have the tenant pay for the utilities.

*Rear Unit tenant takes care of the lawn maintenance and snow shovelling.

***The above information is provided for informational purposes only and the Seller to the best of their knowledge provided the numbers above but interested buyers and their agents need to do their own due diligence.**