

FOR SALE

495 EAGLE STREET, NEWMARKET



INCOME

*Pro-Forma

Gross Income

Unit	Monthly	Annual	Tenancy Began	Last Increase
491-L	\$1,295.00	\$15,540.00	Dec 1, 2016	N/A
491-U	\$1,295.00	\$15,540.00	Nov 1, 2016	N/A
493-L	\$1,325.00	\$15,900.00	Nov 1, 2017	N/A
493-U	\$1,425.00	\$17,100.00	Feb 1, 2020	N/A
495-L	\$1,175.55	\$14,106.60	Dec 1, 2011	Jul 1, 2019
405-U	\$1,395.00	\$16,740.00	Jun 1, 2018	N/A
	\$7,910.55	\$94,926.60		

Expenses

		% of Gross Income
Taxes (2020)	\$5,581.00	5.88%
Water (493/495)*	\$960.00	1.01%
Gas/Heat*	\$3,959.00	4.17%
Insurance**	\$2,257.00	2.38%
Rental Items*	\$1,066.56	1.12%
Other	\$1,953.21	2.06%
Annual	\$15,776.77	16.62%

Net Income **\$79,149.83** **83.38%**

* Approximate

** New TD group property policy



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