

894 Avenue Road
Income Statement

Income

Main Floor	\$ 2,500.00
2nd Floor	\$ 2,875.00
Loft	\$ 1,870.00
Bsmt 2-Bed	\$ 1,650.00
Bsmt 1-Bed	\$ 1,200.00

Gross Annual Income	\$ 121,140.00
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Expenses

Property Tax	\$ 11,076.00
Hydro	\$ 2,400.00
Water/Waste	\$ 3,600.00
Gas	\$ 2,400.00
Insurance	\$ 4,800.00
Maintenance	\$ 1,200.00
(Grass/Snow)	

Annual Expenses	\$ 25,476.00
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Net Income	\$ 95,664.00
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Cap Rate (Est).	3.7 Cap.
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