

Income and Expense

Address: 1312 Forest Ave, Portland, ME 04103-1808

Units: 2

RENTAL INFORMATION:

ML #: _____

	#BR	#Baths	Rent	Security Deposit	Lease	Date Lease Expires	Utilities Paid by Tenant
Unit #1	2	1	\$ \$1,100.00 <input type="checkbox"/> Estimated <input checked="" type="checkbox"/> Actual	\$750.00	At Will		Electricity
Unit #2	2	1	\$ \$950.00 <input type="checkbox"/> Estimated <input checked="" type="checkbox"/> Actual	\$750.00	At Will		Electricity
Unit #3			\$ <input type="checkbox"/> Estimated <input type="checkbox"/> Actual				
Unit #4			\$ <input type="checkbox"/> Estimated <input type="checkbox"/> Actual				
Unit #5			\$ <input type="checkbox"/> Estimated <input type="checkbox"/> Actual				

INCOME:

Monthly Rental Income	\$ 2,050.00	
Annual Rental Income	\$ 24,600.00	
Vacancy	\$	%
Gross Income	\$ 24,600.00	

OWNER EXPENSES:

Gas	\$ \$1,000.00	<input type="checkbox"/> Monthly	<input checked="" type="checkbox"/> Annual
Propane	\$	<input type="checkbox"/> Monthly	<input type="checkbox"/> Annual
Oil	\$	<input type="checkbox"/> Monthly	<input type="checkbox"/> Annual
Water	\$ \$1,100.00	<input type="checkbox"/> Monthly	<input checked="" type="checkbox"/> Annual
Sewer	\$	<input type="checkbox"/> Monthly	<input type="checkbox"/> Annual
Electricity	\$	<input type="checkbox"/> Monthly	<input type="checkbox"/> Annual
Taxes	\$ \$3,618.00	<input type="checkbox"/> Monthly	<input checked="" type="checkbox"/> Annual
Insurance	\$ \$1,857.00	<input type="checkbox"/> Monthly	<input checked="" type="checkbox"/> Annual
Snow Removal	\$ \$1,920.00	<input type="checkbox"/> Monthly	<input checked="" type="checkbox"/> Annual
Mowing	\$	<input type="checkbox"/> Monthly	<input type="checkbox"/> Annual
Repairs/Maintenance	\$ \$1,500.00	<input type="checkbox"/> Monthly	<input checked="" type="checkbox"/> Annual
Other:	\$ \$243.00	<input type="checkbox"/> Monthly	<input checked="" type="checkbox"/> Annual
Other:	\$ \$95.00	<input type="checkbox"/> Monthly	<input checked="" type="checkbox"/> Annual
Other:	\$	<input type="checkbox"/> Monthly	<input type="checkbox"/> Annual
Operating Expenses	\$ \$11,333.00		
Management Fee	\$		
Total Expenses	\$ \$11,333.00		
NOI	\$ \$13,267.00		

Additional Comments:

Most repairs were completed at time of purchase in 2015

-Attic mold mitigation

-Roof reshingle & new vent soffit

-Basement Vapor Barrier

-New hot water heater

-New Rinnai in unit #1

-Both units have a dedicated washer/dryer

- Property has a yard with a fire pit that is shared with 1314 Forest Ave

-Shared driveway with two spots available per unit

NOTE: The information provided in this document are estimates only. The creator makes no guarantees of accuracy.

Revised: 10/2020

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