

# Income and Expense

Address: 1314 Forest Ave, Portland, ME 04103-1814

# Units: 3

**RENTAL INFORMATION:**

ML #: \_\_\_\_\_

|         | #BR | #Baths | Rent   | Security Deposit | Lease   | Date Lease Expires | Utilities Paid by Tenant |
|---------|-----|--------|--|------------------|---------|--------------------|--------------------------|
| Unit #1 | 2   | 1.5    | \$ <b>\$1,650.00</b><br><input type="checkbox"/> Estimated<br><input checked="" type="checkbox"/> Actual | \$1,650.00       | At Will |                    | Electricity              |
| Unit #2 | 1   | 1      | \$ <b>\$1,000.00</b><br><input type="checkbox"/> Estimated<br><input type="checkbox"/> Actual            | \$1,000.00       | At Will |                    | Electricity              |
| Unit #3 | 2   | 1      | \$ <b>\$1,150.00</b><br><input type="checkbox"/> Estimated<br><input checked="" type="checkbox"/> Actual | None             | At Will |                    | Electricity              |
| Unit #4 |     |        | \$ _____<br><input type="checkbox"/> Estimated<br><input type="checkbox"/> Actual                        |                  |         |                    |                          |
| Unit #5 |     |        | \$ _____<br><input type="checkbox"/> Estimated<br><input type="checkbox"/> Actual                        |                  |         |                    |                          |

**INCOME:**

|                       |              |   |
|-----------------------|--------------|---|
| Monthly Rental Income | \$ 3,800.00  |   |
| Annual Rental Income  | \$ 45,600.00 |   |
| Vacancy               | \$           | % |
| Gross Income          | \$ 45,600.00 |   |

**OWNER EXPENSES:**

|                           |                      |                                  |  |
|---------------------------|----------------------|----------------------------------|--|
| Gas                       | \$ <b>\$2,700.00</b> | <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                     | \$ <b>\$1,765.00</b> | <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                     | \$ <b>\$5,890.00</b> | <input type="checkbox"/> Monthly | <input checked="" type="checkbox"/> Annual |
| Insurance                 | \$ <b>\$1,100.00</b> | <input type="checkbox"/> Monthly | <input checked="" type="checkbox"/> Annual |
| Snow Removal              | \$ <b>\$1,920.00</b> | <input type="checkbox"/> Monthly | <input checked="" type="checkbox"/> Annual |
| Mowing                    | \$                   | <input type="checkbox"/> Monthly | <input type="checkbox"/> Annual            |
| Repairs/Maintenance       | \$ <b>\$1,500.00</b> | <input type="checkbox"/> Monthly | <input checked="" type="checkbox"/> Annual |
| Other:                    | \$ <b>\$243.00</b>   | <input type="checkbox"/> Monthly | <input checked="" type="checkbox"/> Annual |
| Other:                    | \$ <b>\$95.00</b>    | <input type="checkbox"/> Monthly | <input checked="" type="checkbox"/> Annual |
| Other:                    | \$                   | <input type="checkbox"/> Monthly | <input type="checkbox"/> Annual            |
| <b>Operating Expenses</b> | <b>\$ 15,213.00</b>  |                                  |  |
| <b>Management Fee</b>     | <b>\$</b>            |                                  |  |
| <b>Total Expenses</b>     | <b>\$ 15,213.00</b>  |                                  |  |
| <b>NOI</b>                | <b>\$ 30,387.00</b>  |                                  |  |

Additional Comments:

**-Additional living space available to be renovated on the third floor of unit #1 with plumbing.**

**-New bathroom, countertops and appliances in unit #1**

**-New heating system(gas) installed in 2018**

**-Restored grand staircase in unit #1**

**-New floors throughout(bamboo)**

**-New rear steps at unit #2**

**-Repaired deck and steps at unit #3**

**-Unit #3 second bedroom is very small, it is usually listed as a 1+ bedroom but it has always been used as a bedroom**

**-Shared yard and 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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