

357 Cornwell St

Purchase Price	\$1,374,900
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Monthly	
Income	
Unit 1: 2/2.5	\$3,500
Unit 2: 2/2.5	\$3,250
Unit 3: 2/2	\$2,900
Total Income	\$9,650
Expenses	
Property Tax	\$821
Insurance	\$250
Repairs	\$99
Reserves	\$30
Total Expenses	\$1,200
Net Income	\$8,450

Annually	
Income	
Unit 1: 2/2.5	\$42,000
Unit 2: 2/2.5	\$39,000
Unit 3: 2/2	\$34,800
Total Income	\$115,800
Expenses	
Property Tax	\$9,855
Insurance	\$3,000
Repairs	\$1,188
Reserves	\$360
Total Expenses	\$14,403
Net Income	\$101,397

CAP Rate	7.4%
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