

ANNUAL PROPERTY OPERATING DATA

DESCRIPTION	EXPENSE	INCOME	COMMENTS
<b>GROSS SCHEDULED INCOME</b>		\$ 19,200	2nd flr adjusted to \$600 from \$325 tenant is family non market rent
plus other income			
<b>TOTAL GROSS INCOME</b>		\$ 19,200	1st flr \$1000 now vacant
less: vacancy and credit losses	\$ 960		at 5%
<b>GROSS OPERATING INCOME</b>		\$ 18,240	
<b>OPERATING EXPENSES:</b>			
accounting and legal			
Advertising , Licence , permits	\$ 53		
Property Insurance	\$ 607		
Property Management			
Payroll- resident mgt			
Other			
taxes - workman,s comp			
Personal Property taxes			
Real Estate Taxes	\$ 1,670		
Repairs and Maintenance	\$ 1,730		
Services: Elevator			
Janitorial			
Lawn			
Pool			
Snow Removal			
Other			
Supplies			
Utilities: Electricity	\$ 715		owner pays 1st flr electric.
Gas and oil	\$ 4,561		
Sewer and Water	\$ 780		
Telephone			
Other			
Miscellaneous			
trash			
<b>TOTAL OPERATING EXPENSES</b>		<b>\$ 10,116</b>	
<b>NET OPERATING INCOME</b>		<b>\$ 8,124</b>	
less debt service			
<b>CASH FLOW BEFORE TAXES</b>		<b>\$ 8,124</b>	
Price	\$ 96,900		
Property Location	930 Washington Street Huntingdon		
Date	1/14/2017		
Owner Financing	no		
Property Description	up down duplex		

*ESTIMATED*

this information although believed to be accurate is not guaranteed

Actual, BY SEWER

930 WASHINGTON ST.

EXPENSES

1. UTILITIES	
WATER & SEWAGE	780.00
ELECTRIC	715.63
HEATING OIL	<u>4561.58</u>
	6057.21
2. REPAIRS	1730.84
3. ADVERTISING	52.36
4. INSURANCE	607.00
5. TAXES	1669.71
TOTAL EXPENSES	\$10,117.12

INCOME

1325/MONTH x 12      \$15,900.00

930 WASHINGTON ST.

UTILITIES

WATER & SEWAGE

ELECTRIC

1-6-15 46.90

1-12-15 2.94

2-4-15 65.00

2-5-15 14.15

3-11-15 65.00

3-11-15 31.82

4-9-15 65.00

4-3-15 86.43

5-15-15 65.00

5-6-15 41.92

6-17-15 65.00

6-11-15 47.86

7-10-15 65.00

7-14-15 49.44

8-9-15 65.00

8-4-15 143.08

9-9-15 65.00

9-4-15 91.39

10-9-15 74.05

10-13-15 106.67

11-8-15 65.00

11-3-15 50.32

12-15-15 74.05

12-15-15 49.61

780.00

715.63

930 WASHINGTON ST,

HEATING OIL

1-19-15	819.98
3-11-15	971.85
3-29-15	769.75
4-13-15	1000.00
11-6-15	<u>1000.00</u>
	4561.58

REPAIRS

2-6-15	A. GARNER (DRAIN CLEANING)	274.50
3-11-15	A. GARNER (DRAIN CLEANING)	226.26
6-23-15	F. HESS (FURNACE)	206.00
1-12-15	M. LONG (PAINTING)	560.00
1-19-15	B. DYSART (ELECTRICAL)	174.08
11-19-15	F. HESS (FURNACE)	90.00
11-25-15	A. SEIBERLING (GUTTERS)	<u>200.00</u>
		1730.84

ADVERTISING 1-5-15 DAILY NEWS 52.36

INSURANCE 10-9-15 607.00

TAXES 3-11-15 762.34  
7-10-15 907.37  
1669.71