



The Tarallo Real Estate Team

FINANCIAL INFORMATION | 55 HARVARD AVENUE, SHELTON, CONNECTICUT

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Current Property Market Value (Listing Price)	\$	375,000.00
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Annual Gross Rents	36,600.00	
Additional Revenue (Laundry, Parking etc)	0.00	
Total Gross Revenue	\$ 36,600.00	100%
Property Taxes	3,245.06	
Sewer Expense (annual - fixed)	456.00	
Insurance	1,511.00	
Electric for Unit #1 only (as it includes the well pump)	1,867.34	
Other	0.00	
% General Maintenance & Repairs	1,830.00	5%
% Vacancy (currently fully occupied)	0.00	0%
% Management (self-managed)	0.00	0%
Total Annual Expenses	8,909.40	24%
NET OPERATING INCOME (NOI) Gross Revenue Less Expenses	\$ 27,690.60	76%
% Down Payment	375,000.00	100%
Closing Costs (Legal, Appraisal, Mortgage etc)	15,000.00	4%
TOTAL CLOSING COSTS (Cash Invested) Downpayment Plus Closing Costs	\$ 390,000.00	
Annual Debt Service (Mortgage Payments)		
NET OPERATING INCOME AFTER DEBT SERVICE Net Operating Income Less Debt Service	\$ 27,690.60	
CASH ON CASH RETURN ON INVESTMENT (ROI) NOI After Debt Service / Cash Invested	7.1%	
CAPITALIZATION RATE (Cap Rate) NOI / Market Value	7.4%	
GROSS RENT MULTIPLIER (GRM) Market Value / Gross Rent	10.2	



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- Annual gross rents have been calculated using the current below market value rents of \$1,700.00 per month for Unit #1 (Duplex Three Bedroom Unit) and \$1,350.00 per month for Unit #2 (Upstairs Two Bedroom Unit).
- The property water is supplied by a well on the property. The well services the entire home, but the well pump electric supply is on the Unit #1 (Duplex Three Bedroom Unit) electric supply. Therefore, the landlord currently pays the entire electric cost for Unit #1 (Duplex Three Bedroom Unit) and the rent shown for this unit is inclusive of electric. Unit #2 (Upstairs Two Bedroom Unit) pays its own electric.
- Both tenants pay for their own gas for cooking, heat, and hot water.
- Both tenants share the responsibility for landscaping and snow removal and arrange the same between themselves.