

LOT SIZE: 21 ft x 98.75 Ft

BUILT: 21 ft x 36 ft (5 floors)

EXTENSION: 18 ft x 11 ft (4 Floors)

Approx 4600 sqft

Outdoor Space Approx 1000 sqft.

Front Parlor : \$3500. Lease ending September 30, 2009. This was rented unfurnished below market value so the apartment would not sit empty while selling house. previous tenant paid \$4250. In a renovated condition, market rate estimate @ \$5,000+ 2 beds/2baths

Back Parlor and Garden: \$3900. Lease ending March 31, 2009 . This is rented short term "as is" condition. In renovated condition, market value would be @ \$7,000 +

Upper Triplex: \$5550 (no rent increase for 2 years) Tenant in place till April 30, 2010. In a renovated condition, market rate estimate @ \$8,000+ 3 Bedrooms/2 Baths/Dining Room/Home Office

The 3 apartments can be reconfigured easily. The house can also be easily converted back to a single family house.

#### EXPENSES:

RE Taxes:	\$17,984
Water/Sewer:	\$1,100
Fuel:	
Insurance:	\$6,410
Payroll:	\$3,000
Mortgage:	
Repairs & Maint:	\$5,300
Utilities:	\$9,244

Total Yearly Expenses: \$43,038