



Income and Expense

Address: 12 Clark Street, Waterville, ME 04901

Units: 2

RENTAL INFORMATION:

ML #:

	#BR	#Baths	Rent	Security Deposit	Lease	Date Lease Expires	Utilities Paid by Tenant
Unit #1	2	1	\$ \$1,450.00 ☐ Estimated ☒ Actual	\$1,450.00	Yes	12/31/2025	Electricity
Unit #2	2	1	\$ \$1,400.00 ☐ Estimated ☒ Actual	\$1,400.00	Yes	At Will	Electricity
Unit #3			\$ ☐ Estimated ☐ Actual				
Unit #4			\$ ☐ Estimated ☐ Actual				
Unit #5			\$ ☐ Estimated ☐ Actual				

INCOME:

Monthly Rental Income	\$ 2,850.00	
Annual Rental Income	\$ 34,200.00	
Vacancy	\$	%
Gross Income	\$ 34,200.00	

OWNER EXPENSES:

Gas	\$	☐ Monthly	☐ Annual
Propane	\$	☐ Monthly	☐ Annual
Oil	\$	☐ Monthly	☐ Annual
Water	\$	☐ Monthly	☐ Annual
Sewer	\$ ~560	☐ Monthly	☒ Annual
Electricity	\$ ~560	☐ Monthly	☒ Annual
Taxes	\$ \$2,406.00	☐ Monthly	☒ Annual
Insurance	\$ ~1500	☐ Monthly	☒ Annual
Snow Removal	\$ ~1200	☐ Monthly	☒ Annual
Mowing	\$ ~600	☐ Monthly	☒ Annual
Repairs/Maintenance	\$	☐ Monthly	☐ Annual
Other:	\$ \$1,128.00	☐ Monthly	☒ Annual
Other:	\$	☐ Monthly	☐ Annual
Other:	\$	☐ Monthly	☐ Annual
Operating Expenses	\$ \$7,954.00		
Management Fee	\$		
Total Expenses	\$ \$7,954.00		
NOI	\$ \$26,246.00		

Additional Comments:

Unit 1 is lower unit. Lease is through Dec 31, 2025, but has a termination clause of 30 day notice by either party.

\$725 non-refundable pet deposit was also collected.

Unit 2 is upper unit.

\$800 non-refundable pet deposit was also collected.

"Other" expenses to the left is dumpster rental at \$94/mo.

NOTE: The information provided in this document are estimates only. The creator makes no guarantees of accuracy.

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