

Income and Expenses for 154-156 Loomis



154-156 Loomis St

LIST PRICE	\$785,000
LOT SIZE	0.20
ZONING	RL
YEAR BUILT	1925
FINISHED SF ABOVE GRADE	3,626
PRICE PER SQUARE FOOT	\$216
# UNITS	6
PRICE PER UNIT	\$130,833
# BEDROOMS	9
PRICE PER BEDROOM	\$87,222
Unit 1 Lease ends 5/25/19	\$1250 (2 BR)
Unit 2 Lease ends 7/26/19	\$1450 (2 BR)
Unit 3 Lease ends 5/25/19	\$1225 (1 BR)
Unit 4 Lease ends 5/25/19	\$1250 (2 BR)
Unit 5 Lease ends 5/25/19	\$950 (1 BR)
Unit 6 Lease ends 5/25/19	\$900 (1 BR)
AVERAGE RENT PER UNIT	\$1,171
AVERAGE RENT PER BEDROOM	\$781
GROSS MONTHLY INCOME	\$7,025
ANNUAL INCOME	\$84,300
ANNUAL EXPENSES	
Property Taxes	\$15,966
Insurance	\$4,440
Trash Expense	\$1,380
Heat	\$3,449
Hot Water Tank Rental	\$1,032
Electric	\$800
Snow/Landscaping	\$1,000
Water/Sewer	\$2,020
Maintenance*	\$5,000
City Inspection	\$600
TOTAL ANNUAL EXPENSES	\$35,687
NET OPERATING INCOME	\$48,613
EXPENSE RATIO	42.33%
CAP RATE	6.19%

*Estimated

The above information is deemed reliable but is not guaranteed - some figures may be estimated