

## Income and Expenses for 58-62 North Union Street



58-62 North Union	
<b>LIST PRICE</b>	\$1,600,000
<b>SALE PRICE</b>	\$1,600,000
<b>LOT SIZE</b>	0.20
<b>ZONING</b>	RM
<b>YEAR BUILT</b>	1910/1992
<b>FINISHED SF ABOVE GRADE</b>	6,008
<b>PRICE PER SQUARE FOOT</b>	<b>\$266</b>
<b># UNITS</b>	10
<b>PRICE PER UNIT</b>	<b>\$160,000</b>
<b># BEDROOMS</b>	13
<b>PRICE PER BEDROOM</b>	<b>\$123,077</b>
Unit 1	\$2175 (3 BR)
Unit 2	\$1475 (2 BR)
Unit 3	\$950 (Studio)
Unit 4	\$1150 (1 BR)
Unit 5	\$1150 (1 BR)
Unit 6	\$1150 (1 BR)
Unit 7	\$1150 (1 BR)
Unit 8	\$950 (Studio)
Unit 9	\$1150 (1 BR)
Unit 10	\$895 (Studio)
<b>AVERAGE RENT PER UNIT</b>	<b>\$1,220</b>
<b>AVERAGE RENT PER BEDROOM</b>	<b>\$938</b>
<b>GROSS MONTHLY INCOME</b>	<b>\$12,195</b>
<b>ANNUAL INCOME</b>	<b>\$146,340</b>
<b><u>ANNUAL EXPENSES</u></b>	
Property Taxes	\$29,475
Insurance	\$4,680
Trash Expense	\$2,252
Hot Water at 62 N. Union	\$409
Hot Water Tank Rental	\$1,722
Electric	\$1,194
Snow/Landscaping	\$1,298
Water/Sewer	\$3,010
Maintenance*	\$3,000
City Inspection	\$1,000
<b>TOTAL ANNUAL EXPENSES</b>	<b>\$48,040</b>
<b>NET OPERATING INCOME</b>	<b>\$98,300</b>
<b>EXPENSE RATIO</b>	<b>32.83%</b>
<b>CAP RATE</b>	<b>6.14%</b>

\*Estimated

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