

Income and Expenses for 167 Elmwood



167 Elmwood	
LIST PRICE	\$424,900
LOT SIZE	0.07
ZONING	RM
YEAR BUILT	1899
FINISHED SF ABOVE GRADE	1769
PRICE PER SQUARE FOOT	\$240
# UNITS	2
PRICE PER UNIT	\$212,450
# BEDROOMS	5
PRICE PER BEDROOM	\$84,980
Unit 1 (lease ends 5/25/20)	\$1850 (3 BR)
Unit 2 (lease ends 5/31/19)	\$1494 (2 BR)
AVERAGE RENT PER UNIT	\$1,672
AVERAGE RENT PER BEDROOM	\$669
GROSS MONTHLY INCOME	\$3,344
ANNUAL INCOME	\$40,128
ANNUAL EXPENSES	
Property Taxes	\$7,471
Insurance	\$1,135
Trash Expense	\$202
Natural Gas	tenants
Hot Water Tank Rental	\$288
Electric	\$0
Snow/Landscaping	\$460
Water/Sewer	\$552
Maintenance*	\$1,000
City Inspection	\$200
TOTAL ANNUAL EXPENSES	\$11,308
NET OPERATING INCOME	\$28,820
EXPENSE RATIO	28%
CAP RATE	6.78%
*Estimated	
The above information is deemed reliable but is not guaranteed - some figures may be estimated	