

Income and Expenses for 237 Elmwood Avenue



237 Elmwood Avenue

LIST PRICE	\$795,000
SALE PRICE	\$795,000
LOT SIZE	0.23
ZONING	RM
YEAR BUILT	1910
FINISHED SF ABOVE GRADE	4,115
METERS (ELECTRIC / GAS)	6/6
<i>PRICE PER SQUARE FOOT</i>	<i>\$193</i>
# UNITS	6
<i>PRICE PER UNIT</i>	<i>\$132,500</i>
# BEDROOMS	11
<i>PRICE PER BEDROOM</i>	<i>\$72,273</i>
Unit 1 (month to month)	\$1200 (2 BR)
Unit 2 (month to month)	\$800 (1 BR)
Unit 3 (month to month)	\$1200 (2 BR)
Unit 4 (month to month)	\$1200 (2 BR)
Unit 5 (Vacant)	\$1200 (2 BR)
Unit 6 (2/1/19-1/31/20)	\$1200 (2 BR)
<i>AVERAGE RENT PER UNIT</i>	<i>\$1,133</i>
<i>AVERAGE RENT PER BEDROOM</i>	<i>\$618</i>
<i>GROSS MONTHLY INCOME</i>	<i>\$6,800</i>
<i>ANNUAL INCOME</i>	<i>\$81,600</i>
<u>ANNUAL EXPENSES</u>	
Property Taxes	\$15,255
Insurance	\$1,447
Trash Expense	\$2,265
Heat	Tenants
Hot Water Tank Rental	None
Electric	Tenants
Snow/Landscaping	\$760
Water/Sewer*	\$1,800
Maintenance*	\$2,000
City Inspection	\$600
<i>TOTAL ANNUAL EXPENSES</i>	<i>\$24,127</i>
<i>NET OPERATING INCOME</i>	<i>\$57,473</i>
<i>EXPENSE RATIO</i>	<i>29.57%</i>
<i>CAP RATE</i>	<i>7.23%</i>

**Estimated*

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