

Income and Expenses for 237 Elmwood Avenue



237 Elmwood Avenue

LIST PRICE	\$750,000
LOT SIZE	0.23
ZONING	RM
YEAR BUILT	1910
FINISHED SF ABOVE GRADE	4,115
METERS (ELECTRIC / GAS)	6/6
PRICE PER SQUARE FOOT	\$182
# UNITS	6
PRICE PER UNIT	\$125,000
# BEDROOMS	11
PRICE PER BEDROOM	\$68,182
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)
AVERAGE RENT PER UNIT	\$1,133
AVERAGE RENT PER BEDROOM	\$618
GROSS MONTHLY INCOME	\$6,800
ANNUAL INCOME	\$81,600
<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
TOTAL ANNUAL EXPENSES	\$24,127
NET OPERATING INCOME	\$57,473
EXPENSE RATIO	29.57%
CAP RATE	7.66%

*Estimated

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