

## Income and Expenses for 237 Elmwood Avenue



### 237 Elmwood Avenue

<b>LIST PRICE</b>	\$750,000
<b>LOT SIZE</b>	0.23
<b>ZONING</b>	RM
<b>YEAR BUILT</b>	1910
<b>FINISHED SF ABOVE GRADE</b>	4,115
<b>METERS (ELECTRIC / GAS)</b>	6/6
<b>PRICE PER SQUARE FOOT</b>	<b>\$182</b>
<b># UNITS</b>	6
<b>PRICE PER UNIT</b>	<b>\$125,000</b>
<b># BEDROOMS</b>	11
<b>PRICE PER BEDROOM</b>	<b>\$68,182</b>
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 (8/1/18-7/31/19)	\$1200 (2 BR)
Unit 5 (4/1/19-3/31/20)	\$1200 (2 BR)
Unit 6 (2/1/19-1/31/20)	\$1200 (2 BR)
<b>AVERAGE RENT PER UNIT</b>	<b>\$1,133</b>
<b>AVERAGE RENT PER BEDROOM</b>	<b>\$618</b>
<b>GROSS MONTHLY INCOME</b>	<b>\$6,800</b>
<b>ANNUAL INCOME</b>	<b>\$81,600</b>
<b><u>ANNUAL EXPENSES</u></b>	
Property Taxes	\$15,884
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
<b>TOTAL ANNUAL EXPENSES</b>	<b>\$24,756</b>
<b>NET OPERATING INCOME</b>	<b>\$56,844</b>
<b>EXPENSE RATIO</b>	<b>30.34%</b>
<b>CAP RATE</b>	<b>7.58%</b>

*\*Estimated*

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