

Income and Expenses for 115-117 North Union Street



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LIST PRICE	\$785,000
SALE PRICE	\$785,000
LOT SIZE	0.36
ZONING	RM
YEAR BUILT	1910
FINISHED SF ABOVE GRADE	3,156
METERS (ELECTRIC / GAS)	4/1
PRICE PER SQUARE FOOT	\$249
# UNITS	3
PRICE PER UNIT	\$261,667
# BEDROOMS	6
PRICE PER BEDROOM	\$130,833
Unit 1 (Month to Month)	\$1200 (1 BR)
Airbnb #2 Monthly Average	\$1900 (1 BR)
Unit 3 (5/1/19-4/30/20)	\$2800 (4 BR)
Unit 4	\$250 (Carriage Barn)
AVERAGE RENT PER UNIT	\$2,050
AVERAGE RENT PER BEDROOM	\$1,025
GROSS MONTHLY INCOME	\$6,150
ANNUAL INCOME	\$73,800
<u>ANNUAL EXPENSES</u>	
Property Taxes	\$11,699
Insurance	\$2,501
Trash Expense	\$684
Heat	\$3,153
Hot Water Tank Rental	owned
Electric	\$919
Snow/Landscaping	\$990
Water/Sewer	\$1,204
Maintenance*	\$1,500
City Inspection	\$330
TOTAL ANNUAL EXPENSES	\$22,980
NET OPERATING INCOME	\$50,820
EXPENSE RATIO	31.14%
CAP RATE	6.47%

*Estimated

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