

Income and Expenses for 161-167 Elmwood



161-165, 167 Elmwood	
LIST PRICE	\$999,000
LOT SIZE	0.13
ZONING	NMU/RM
YEAR BUILT	1899
FINISHED SF ABOVE GRADE	4035
PRICE PER SQUARE FOOT	\$248
# UNITS	6
PRICE PER UNIT	\$166,500
# BEDROOMS	11
PRICE PER BEDROOM	\$90,818
Unit 161 (Leased until 6/29/2020)	\$950 (Studio)
Unit 163N (Leased until 5/25/2020)	\$1785 (3 BR)
Unit 163S (Leased until 7/25/2020)	\$975 (Studio)
Unit 165 (Leased until 5/25/2020)	\$1450 (1 BR)
Unit 167-1 (Leased until 5/25/2020)	\$1850 (3 BR)
Unit 167-2 (Leased until 5/25/2020)	\$1500 (2 BR)
AVERAGE RENT PER UNIT	\$1,418
AVERAGE RENT PER BEDROOM	\$774
GROSS MONTHLY INCOME	\$8,510
ANNUAL INCOME	\$102,120
ANNUAL EXPENSES	
Property Taxes	\$17,892
Insurance	\$3,481
Trash Expense	\$621
Natural Gas	\$936 (laundry)
Hot Water Tank Rental	\$288
Electric*	\$480
Snow/Landscaping	\$1,411
Water/Sewer	\$1,769
Maintenance*	\$3,000
City Inspection	\$660
TOTAL ANNUAL EXPENSES	\$30,538
NET OPERATING INCOME	\$71,582
EXPENSE RATIO	30%
CAP RATE	7.17%

*Estimated

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