

Income and Expenses for 72 North Willard Street



72 North Willard Street

LIST PRICE	\$410,000
LOT SIZE	0.14
ZONING	RL
YEAR BUILT	1904
FINISHED SF ABOVE GRADE	2,420
METERS (ELECTRIC / GAS)	1/1
PRICE PER SQUARE FOOT	\$169
# UNITS	1
PRICE PER UNIT	\$410,000
# BEDROOMS	4
PRICE PER BEDROOM	\$102,500
Unit 1 (6/1/2019-5/25/2020)	\$3625 (4 BR)
AVERAGE RENT PER UNIT	\$3,625
AVERAGE RENT PER BEDROOM	\$906
GROSS MONTHLY INCOME	\$3,625
ANNUAL INCOME	\$43,500
<u>ANNUAL EXPENSES</u>	
Property Taxes	\$9,255
Insurance	\$1,500*
Trash Expense	\$600*
Heat	tenants
Hot Water Tank Rental	\$288
Electric	tenants
Snow/Landscaping	\$500*
Water/Sewer	tenants
Maintenance	\$2,000*
City Inspection	\$110
TOTAL ANNUAL EXPENSES	\$14,253
NET OPERATING INCOME	\$29,247
EXPENSE RATIO	32.77%
CAP RATE	7.13%

*Estimated

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