

Income and Expenses for 69 North Willard Street



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LIST PRICE	\$440,000
SALE PRICE	\$440,000
LOT SIZE	0.12
ZONING	RM
YEAR BUILT	1899
FINISHED SF ABOVE GRADE	2,558
METERS (ELECTRIC / GAS)	4/4
PRICE PER SQUARE FOOT	<i>\$172</i>
# UNITS	3
PRICE PER UNIT	<i>\$146,667</i>
# BEDROOMS	5
PRICE PER BEDROOM	<i>\$88,000</i>
Unit 1 (Month to Month)	\$1300 (2 BR)
Unit 2 (9/1/2019-8/31/2020)	\$1200 (2 BR)
Unit 3 (8/15/2019-5/25/2020)	\$975 (1 BR)
AVERAGE RENT PER UNIT	<i>\$1,158</i>
AVERAGE RENT PER BEDROOM	<i>\$695</i>
GROSS MONTHLY INCOME	<i>\$3,475</i>
ANNUAL INCOME	<i>\$41,700</i>
ANNUAL EXPENSES	
Property Taxes	\$9,436
Insurance	\$1,800*
Trash Expense	\$600*
Heat	\$684*
Hot Water Tank Rental	\$171
Electric	Tenants
Snow/Landscaping	\$500*
Water/Sewer	\$1,576
Maintenance	\$2,000*
City Inspection	\$330
TOTAL ANNUAL EXPENSES	<i>\$17,098</i>
NET OPERATING INCOME	<i>\$24,602</i>
EXPENSE RATIO	<i>41.00%</i>
CAP RATE	<i>5.59%</i>

**Estimated*

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