

Income and Expenses for 57-59 Lakeside Avenue



57-59 Lakeside Avenue	
LIST PRICE	\$795,000
ZONING	RLW
YEAR BUILT	1899
FINISHED SF ABOVE GRADE	2,352
METERS (ELECTRIC / GAS)	4/3
PRICE PER SQUARE FOOT	\$338
# UNITS	3
PRICE PER UNIT	\$265,000
# BEDROOMS	4
PRICE PER BEDROOM	\$198,750
57-1 (Month to Month)	\$980 (1 BR)
57-2 (Month to Month)	\$930 (1 BR)
59 (Month to Month)	\$1600 (2 BR)
AVERAGE RENT PER UNIT	\$1,170
AVERAGE RENT PER BEDROOM	\$878
GROSS MONTHLY INCOME	\$3,510
ANNUAL INCOME	\$42,120
ANNUAL EXPENSES	
Property Taxes	\$7,505
Insurance	\$2,200
Trash Expense	\$1,300
Heat	Tenants
Hot Water Tank Rental	N/A
Electric*	\$200
Snow/Landscaping*	\$500
Water/Sewer	\$1,300
Maintenance*	\$1,000
City Inspection	\$330
TOTAL ANNUAL EXPENSES	\$14,335
NET OPERATING INCOME	\$27,785
EXPENSE RATIO	34.03%

*Estimated. Long Term tenants all month to month.

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