Income and Expenses for 100-102 North Union Street

	100-102 North Union Street
LIST PRICE	$525,000
SALE PRICE	$525,000
LOT SIZE	0.12
ZONING	RM
YEAR BUILT	1900
FINISHED SF ABOVE GRADE	2,558
METERS (ELECTRIC / GAS)	2/2
PRICE PER SQUARE FOOT	*$205*
# UNITS	2
PRICE PER UNIT	*$262,500*
# BEDROOMS	6
PRICE PER BEDROOM	*$87,500*
100 N Union (6/1/2019-5/31/2020)	$2100 (3 BR)
102 N Union (6/1/2019-5/31/2020)	$2100 (3 BR)
AVERAGE RENT PER UNIT	*$2,100*
AVERAGE RENT PER BEDROOM	*$700*
GROSS MONTHLY INCOME	***$4,200***
ANNUAL INCOME	***$50,400***
ANNUAL EXPENSES	
Property Taxes	$7,522
Insurance	$1,200
Trash Expense	$360
Heat	Tenants
Hot Water Tank Rental	$144
Electric	Tenants
Snow/Landscaping	$500 (est exp)
Water/Sewer	$1,248
Maintenance	$1,000 (est exp)
City Inspection	$220
TOTAL ANNUAL EXPENSES	*$12,194*
NET OPERATING INCOME	***$38,206***
EXPENSE RATIO	*24.19%*
CAP RATE	***7.28%***
**Estimated*	
The above information is deemed reliable but is not guaranteed - some figures may be estimated	