

Income and Expenses for 41-43 Clarke Street



41-43 Clarke Street

LIST PRICE	\$575,000
SALE PRICE	\$575,000
LOT SIZE	0.14
ZONING	RH
YEAR BUILT	1899
FINISHED SF ABOVE GRADE	2,972
METERS (ELECTRIC / GAS)	5/3
PRICE PER SQUARE FOOT	\$193
# UNITS	4
PRICE PER UNIT	\$143,750
# BEDROOMS	5
PRICE PER BEDROOM	\$115,000
Unit 1 (43-1 lease ends 8/31/2020)	\$860 (1 BR)
Unit 2 (43-2 lease ends 7/31/2020)	\$875 (1 BR)
Unit 3 (43-3 lease ends (6/30/2020)	\$1420 (2 BR)
Unit 4 (41 lease ends 5/31/2020)	\$1300 (1 BR)
AVERAGE RENT PER UNIT	\$1,114
AVERAGE RENT PER BEDROOM	\$891
GROSS MONTHLY INCOME	\$4,455
ANNUAL INCOME	\$53,460
<u>ANNUAL EXPENSES</u>	
Property Taxes	\$13,309
Insurance	\$1,750
Trash Expense	\$1,103
Heat	\$3,196
Hot Water Tank Rental	Fully depreciated Nov 2019
Electric	\$420
Snow/Landscaping*	\$1,000
Water/Sewer	\$887
Maintenance*	\$1,000
City Inspection	\$440
TOTAL ANNUAL EXPENSES	\$23,104
NET OPERATING INCOME	\$30,356
EXPENSE RATIO	43.22%

**Estimated*

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