

Income and Expenses for 250 South Union Street



250 South Union Street 20-21

LIST PRICE	\$1,650,000
SALE PRICE	\$1,650,000
LOT SIZE	0.62
ZONING	RL
YEAR BUILT	1900
FINISHED SF ABOVE GRADE	7,407
METERS (ELECTRIC / GAS)	6/6
PRICE PER SQUARE FOOT	\$223
# UNITS	5
PRICE PER UNIT	\$330,000
# BEDROOMS	18
PRICE PER BEDROOM	\$91,667
Unit 1	\$3400 (4 BR)
Unit 3	\$2475 (3 BR)
Unit 4	\$2550 (3 BR)
Unit 5	\$2550 (3 BR)
Unit 6	\$4125 (5 BR)
AVERAGE RENT PER UNIT	\$3,020
AVERAGE RENT PER BEDROOM	\$839
GROSS MONTHLY INCOME	\$15,100
ANNUAL INCOME	\$181,200
<u>ANNUAL EXPENSES</u>	
Property Taxes	\$33,459
Insurance	\$10,680
Trash Expense	\$3,700
Gas (hot water)	\$1,651
Hot Water Tank Rental	owned
Electric	\$1,041
Snow/Landscaping	\$10,800
Water/Sewer	\$3,592
Maintenance*	\$5,000
City Inspection	\$550
TOTAL ANNUAL EXPENSES	\$70,473
NET OPERATING INCOME	\$110,727
EXPENSE RATIO	38.89%
CAP RATE	6.71%

**Estimated*

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