

Income and Expenses for 43-45 Ward Street



43-45 Ward Street	
LIST PRICE	\$659,000
SALE PRICE	\$659,000
LOT SIZE	0.12
ZONING	RM
YEAR BUILT	1920
FINISHED SF ABOVE GRADE	2,602
METERS (ELECTRIC / GAS)	4/4
PRICE PER SQUARE FOOT	\$253
# UNITS	3
PRICE PER UNIT	\$219,667
# BEDROOMS	6
PRICE PER BEDROOM	\$109,833
Unit 1 (43 - lease ends 7/31/21)	\$1,575 (2 BR)
Unit 2 (45 - lease ends 7/31/21)	\$1,620 (2 BR)
Unit 3 (45.5 - lease ends 6/30/21)	\$1,550 (2 BR)
AVERAGE RENT PER UNIT	\$1,582
AVERAGE RENT PER BEDROOM	\$791
GROSS MONTHLY INCOME	\$4,745
ANNUAL INCOME	\$56,940
<u>ANNUAL EXPENSES</u>	
Property Taxes	\$9,605
Insurance	\$2,040
Trash Expense	\$603
Heat & Hot Water	\$253
Hot Water Tank Rental	owned
Electric	\$269
Snow/Landscaping	\$1,232
Water/Sewer	\$1,060
Maintenance*	\$1,000
City Inspection	\$330
TOTAL ANNUAL EXPENSES	\$16,392
NET OPERATING INCOME	\$40,548
EXPENSE RATIO	28.79%
CAP RATE	6.15%

*Estimated

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